

Housing and Property Chamber First-tier Tribunal for Scotland



Certificate of Completion of Work issued by the First-tier Tribunal for Scotland (Housing and Property Chamber) under Section 60 of the Housing (Scotland) Act 2006

Chamber Reference number: FTS/HPC/RP/17/0432

Parties: Miss Catherine McGunnigle residing at 25 Ruskin Lane, Kelvinbridge, Glasgow, G12 8EA formerly the tenant of the Property and Triesman Associates Limited, a company incorporated under the Companies Acts (Company number 07556057) and having its registered office at Hallswelle House, 1 Hallswelle Road, London NW11 0DH the landlords of the Property.

Property: 25 Ruskin Lane, Kelvinbridge, Glasgow, G12 8EA registered in the Land Register of Scotland under Title Number GLA219095 ("the Property")

Tribunal Members

Karen Moore (Chairperson)

Mike Links (Ordinary Member) ("the tribunal")

The First-tier Tribunal for Scotland (Housing and Property Chamber) ("the Tribunal") hereby certifies that the work required by the Repairing Standard Enforcement Order (RSEO) in respect of the Property dated 16 February 2018 and varied on 9 November 2018 has now been completed fully and so the Tribunal discharges the said RSEO.

Appeal

In terms of section 46 of the Tribunals (Scotland) Act 2014, a party aggrieved by the decision of the tribunal may appeal to the Upper Tribunal for Scotland on a point of law only. Before an appeal can be made to the Upper Tribunal, the party must first seek permission to appeal from the First-tier Tribunal. That party must seek permission to appeal within 30 days of the date the decision was sent to them. Where such an appeal is made, the effect of the decision and of any order is suspended until the appeal is abandoned or finally determined by the Upper Tribunal, and where the appeal is abandoned or finally determined by upholding the decision, the decision and any order will be treated as having effect from the day on which the appeal is abandoned or so determined: In Witness Whereof these presents are signed by Karen Moore, solicitor, Glasgow, chairperson of the Tribunal, at Glasgow on 24 January 2019 before this witness, Norman William Moore, solicitor, 1A South Muirhead Road, Cumbernauld G67 1AX

Mr N W Moore *Witness*

Ms Karen Moore

Decision of the tribunal and reasons.

7. The Tribunal, being satisfied that the works required by the RSEO had been completed, determined to issue a Certificate of Completion.
8. The decision of the Tribunal is unanimous.

Appeal

In terms of section 46 of the Tribunals (Scotland) Act 2014, a party aggrieved by the decision of the tribunal may appeal to the Upper Tribunal for Scotland on a point of law only. Before an appeal can be made to the Upper Tribunal, the party must first seek permission to appeal from the First-tier Tribunal. That party must seek permission to appeal within 30 days of the date the decision was sent to them.

Effect of Section 63

Where such an appeal is made, the effect of the decision and of any order is suspended until the appeal is abandoned or finally determined by the Upper Tribunal, and where the appeal is abandoned or finally determined by upholding the decision, the decision and any order will be treated as having effect from the day on which the appeal is abandoned or so determined.

Ms Karen Moore

Karen Moore
Chairperson
24 January 2019

24 Jan 2019

This is the schedule referred to
in the foregoing decision

Ms Karen Moore

Housing and Property Chamber First-tier Tribunal for Scotland



First-tier Tribunal for Scotland (Housing and Property Chamber)

RE-INSPECTION REPORT



PROPERTY: 25 Ruskin Lane, Kelvinbridge, Glasgow G12 8EA

HPC REF No: FTS/HPC/RP/17/0432

SURVEYOR: Mike Links

IN ATTENDANCE: Ms Angie Wylie (Landlord's representative)

David McCormack (Venue Assistant)

It should be noted that after my inspection I received an email from the tenant's representative advising that their client, Miss Catherine McGunnigle, was evicted from the property on the 22nd November 2018.

WEATHER: Heavy showers.

ACCESS: I re-inspected the property on Wednesday 16th January 2019. I previously re-inspected the property on 25th April 2018 after which a further Inspection and Hearing was undertaken on 24th Oct 2018.

The re-inspection report and Decision with Variation to the RSEO should be read in conjunction with this report

RSEO:

The following works are required by the Variation to the RSEO following on from the Inspection and Hearing on 24th October 2018.

1. Instruct a Gas Safe registered plumber to install either a gas fired combi-boiler or a hot water cylinder of no less than 150 litres capacity in the Property to ensure that the domestic hot water supply is sufficient and suitable for the property;
2. Provide and install an extractor fan in the kitchen window to ensure that the kitchen is sufficiently ventilated in respect of both cooking smells and moisture emanating from the cooking process;
3. Repair or replace the panelling at the living room window to ensure the Property is draught-free and is wind and watertight.
4. Make good any décor damaged as a result of these works.

WORKS IN RSEO UNDERTAKEN:

All items (1-4) as noted above, have been satisfactorily completed.



New 168 litre cylinder



New electric ventilator in kitchen



New panel at LR window



Windows in LR properly closed.

WORKS IN RSEO OUTSTANDING:

None.

RECOMMENDATION:

Once the re-inspection report is forwarded to the Landlord/Agent for comment the Tribunal will then decide what further action is required.

Mike Links

Ordinary Member (Surveyor)

Housing and Property Chamber

Date: 16th January 2019