

Housing and Property Chamber
First-tier Tribunal for Scotland



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

Certificate of completion of work: Housing (Scotland) Act 2006 Section 60

Chamber Ref: FTS/HPC/RP/18/0223

Title no/Sasines Description:

RE: All and Whole the dwelling house known as 18 Fitzalan Drive, Paisley PA3 4UE registered in the Land Register under title no REN68491 (hereinafter referred to as "the Property")

The Parties:-

Stephanie Strathearn, 18 Fitzalan Drive, Paisley PA3 4UE (hereinafter referred to as "the Tenant")

Leonard Heslop, 39 Crookston Drive, Glasgow G32 3LZ (hereinafter referred to as "the Landlord")

The First-tier tribunal for Scotland (Housing and Property Chamber) ('the Tribunal') hereby certifies that the work required by the **Repairing Standard Enforcement Order** relative to the Property dated 6 April 2018 has been completed. Accordingly, the said Repairing Standard Enforcement Order relative to the property has been discharged.

A landlord, tenant or third party applicant aggrieved by the decision of the Tribunal may seek permission to appeal from the First-tier Tribunal on a point of law only within 30 days of the date the decision was sent to them.

In witness whereof these presents type are executed by John Miller McHugh, solicitor, 65 Haymarket Terrace, Edinburgh, Chairing Member of the Tribunal at Edinburgh on 4 December 2018 before this witness:-

F Francksen

J McHugh

_witness _

Chairing Member

ELLEN FRANCKSEN name in full

65 HAYMARKET TERRACE Address

EDINBURGH

EH12 5HD

Housing and Property Chamber

First-tier Tribunal for Scotland



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

STATEMENT OF DECISION: Housing (Scotland) Act 2006 Sections 25(1) and 60

The Parties:

Stephanie Strathearn, 18 Fitzalan Drive, Paisley PA3 4UE (hereinafter referred to as “the Tenant”)

Leonard Heslop, 39 Crookston Drive, Glasgow G32 3LZ (hereinafter referred to as “the Landlord”)

The Property:

18 Fitzalan Drive, Paisley PA3 4UE

Chamber Ref: FTS/HPC/RP/18/0223

Decision

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined that the work required by the Repairing Standard Enforcement Order dated 6 April 2018 (“the RSEO”) had been completed and resolved to issue a Certificate of Completion of Work.

The decision of the Tribunal Members was unanimous.

Background

The RSEO required the Landlord to complete the following work within 60 days of service of the RSEO:

1 To plaster and decorate the hall.

2 To plaster the kitchen to remove so as to remove all holes present and to decorate the affected areas.

3 To redecorate the bathroom so as to rectify the damage caused by water leaking into the House from the property above.

4 To fit the shower door.

5 To ensure that all of the windows are reasonably wind and watertight and capable of being opened and closed.

6 To replace the front door so that the new door is secure and capable of being locked and unlocked.

7 Either to provide details of the qualifications of the person who provided the EICR dated 18 August 2017 to satisfy the Tribunal that he is suitably qualified or to provide an EICR completed by a suitably qualified person which confirms that the electrical installations at the House are in safe, working order.

Reasons for the Decision

On 30 October 2018, at a hearing the parties were agreed that the works required by the RSEO had been completed with the exception of painting the kitchen. The time for compliance with the remaining part of the RSEO was extended until 12 December 2018.

By emails of 13 November 2018 both the Landlord and the Tenant's representative, confirmed to the office of the Tribunal that the works were complete.

Right of 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.

J McHugh

Signed

.....
John McHugh

Date

.....4 December 2018.....

Chairperson