

# **Housing and Property Chamber**

## **First-tier Tribunal for Scotland**



### **Statement of Decision of the First-tier Tribunal for Scotland (Housing and Property Chamber) under section 60(5) of the Housing (Scotland) Act 2006**

**Chamber Ref: FTS/HPC/RP/21/1632**

**20 Craigston Drive, Dunfermline, KY12 0XE registered in the Land Register of Scotland under Title Number FFE85372 ("the Property")**

**The Parties:-**

**Miss Louise Broderick residing at 20 Craigston Drive, Dunfermline, KY12 0XE  
("The Tenant")**

**Mrs Usha Gronbach residing at 1 Eastfield Road, Fauldhouse, Bathgate, EH47 9LE ("The Landlord")**

**Tribunal Members:**

**Jacqui Taylor (Chairman) and Geraldine Wooley (Ordinary Member)**

1. The Tribunal issued a Repairing Standard Enforcement Order ('RSEO') in respect of the Property which required the Landlord to:-

One. Repair or replace the front door of the property to render it wind and water tight.

Two. Repair or replace the windows in the livingroom and all bedrooms of the property (including the sills and frames) to render them wind and water tight.

The Tribunal ordered that the works specified in the RSEO were to be carried out and completed by 10<sup>th</sup> June 2022.

2. Following the inspection of the Property on 31<sup>st</sup> August 2022 and the hearing on 18<sup>th</sup> January 2023 the Tribunal issued a decision dated 18<sup>th</sup> January 2023 which confirmed that the following items of the RSEO have been satisfactorily completed:

2.1 Repair or replace the front door of the property to render it wind and water tight.

2.2 Repair or replace the front windows in the living room and the front bedroom windows of the property (including the sills and frames) to render them wind and water tight.

3. In terms of the decision of the Tribunal dated 5<sup>th</sup> July 2023 the date for completion of the outstanding items was extended to 15<sup>th</sup> October 2023. The outstanding items were to repair or replace the rear bedroom windows of the property (including the sills and frames) to render them wind and water tight.

4. The Landlord sent the Tribunal an email dated 6<sup>th</sup> September 2023 which confirmed that bedroom windows had been installed and photographs of the replacement windows were provided.

5. The Tenant sent the Tribunal an email dated 19<sup>th</sup> September 2023 which confirmed that the outstanding windows had been installed but one needed to be sealed on the outside.

6. The Tenant sent the Tribunal a further email dated 7<sup>th</sup> October 2023 which confirmed that the windows had been sealed on the outside.

## **7. Decision**

The Tribunal are satisfied that requirements of the RSEO have been satisfactorily completed and determined to certify that the terms of the RSEO have been completed.

8. The decision of the Tribunal was unanimous.

## **9. Appeals**

A landlord, tenant or third party applicant 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.

Signed.....**J. Taylor**.....Date **16<sup>th</sup> October 2023**  
Chairperson