

Housing and Property Chamber

First-tier Tribunal for Scotland



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

Decision to grant a Certificate of Completion of work under Section 60 of the Housing (Scotland) Act 2006

Chamber Ref: FTS/HPC/RP/23/0558

Re: Flat 2/2, 190 Main Street, Cambuslang, Glasgow, G727EN, being the subjects registered in the Land Register of Scotland under Title Number LAN21107 ("The Property")

The Parties:-

Mr James Forrester residing Flat 2/2, 190 Main Street, Cambuslang, Glasgow, G727EN ("the Tenant")

Mr Raymond Sutton, residing at 10 Macarthur Wynd, Cambuslang, Glasgow, G727GA ("the Landlord")

Decision

The First-tier Tribunal for Scotland (Housing and Property Chamber) ("the Tribunal") having made such enquiries as it saw fit for the purposes of determining whether the Landlord has complied with the terms of the Repairing Standard Enforcement Order ("RSEO") dated 10th August 2023 in relation to the Property, determined that the Landlord has now complied with the terms of the RSEO and it is accordingly appropriate to grant a Certificate of Completion.

The Tribunal:-

Mr Andrew Cowan (Chairman)

Ms Lori Charles (Ordinary Surveyor Member)

Background

1. The Tribunal issued a RSEO in respect of the Property dated 10th August 2023.
2. In terms of the RSEO granted by the Tribunal the Landlord was required to:

- (a) Carry out investigations to establish the cause of continuing high dampness readings at ceiling level in the lounge of the Property and to carry out any such works as may be necessary to ensure that there is no continuing water ingress at that area so that it is in a reasonable state of repair and in proper working order and
 - (b) Repair the damaged plaster on the Lounge wall and ceiling so that it is in a reasonable state of repair and in proper working order
- 3. The Tribunal reinspected the Property on 12th January 2024. The Landlord was present at the time of inspection. The Landlord advised the Tribunal that the Tenants had vacated the Property. The Tenants were not present or represented at the reinspection of the Property.
- 4. At the reinspection of the Property the Tribunal noted that there was no evidence of any continuing water ingress at the ceiling of the lounge of the Property. The damaged plaster on the wall and ceiling of the Lounge has been repaired and is now in a reasonable state of repair.
- 5. In the circumstances the Tribunal are satisfied that the requirements of the RSEO have been complied with and it is appropriate to grant a Certificate of Completion.

Andrew Cowan, Chairman