

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

Housing and Property Chamber First-tier Tribunal for Scotland



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

Chamber Ref: FTS/HPC/RT/19/2901

Property at 157 Neilston Road, Paisley, PA2 6QL being the subjects registered in the Land Register of Scotland under Title Number REN82170 (“the property”)

Case Reference FTS/HPC/RT/19/2901

Parties-

Mr Mansoor Zafar, 21 Briarlea Drive, Giffnock, G46 6DS (“The Landlord”) and

Renfrewshire Council, Community Housing and Planning Services, Renfrewshire House, Cotton Street, Paisley, PA1 1JD (“the Third Party Applicant”)

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 4th March 2024 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 Carol Jones (Ordinary Surveyor Member)

Background

1. The Tribunal issued a RSEO in respect of the Property dated 4th March 2024.

2. In terms of the RSEO granted by the Tribunal the Landlord was required:
 - i. to ensure that the property has appropriate equipment for detecting fire and for giving warning of fire or suspected fire installed in compliance with guidance issued by the Scottish Ministers and
 - ii. to provide the Tribunal with a written report from a suitably qualified and registered SELECT, NAPIT or NICEIC electrical contractor that the smoke and heat detectors installed in the property comply with current Scottish Government guidance for the satisfactory provision for the detection and warning in the event of fire and suspected fire.

3. By email dated 28th March 2024 the Landlord exhibited a Certificate dated 27th March 2024 completed by C. Baillie of Baillie Electrical which confirmed that the fire detection equipment which has now been installed in the Property complies with current legislation. The landlord also exhibited a letter from Select dated 12 January 2023 stating that C. Baillie is graded as an Approved Electrician along with photographs of the smoke and heat detectors as now located in the Property.

4. 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.

A Cowan