

Housing and Property Chamber
First-tier Tribunal for Scotland



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

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

Case Reference FTS/HPC/RP/23/3326`

Property at 25 Douglas Crescent, Hamilton ML3 7SQ (“the Property”), being the subjects registered in the Land Register of Scotland under Title Number LAN158629.

The Parties: -

Mr Michael Hyrons, residing at 1 Clydesdale Place Hamilton, ML3 7TE and Ms Marie Hyrons, residing at 39 Sunnyside Street, Larkhall ML3 1DG (“The Landlords”)

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 11 April 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 comprised: -

Mr. Andrew Cowan, Legal Member, and
Ms. Lori Charles, Ordinary Member (Surveyor)

Background

1. The Tribunal issued a RSEO in respect of the Property dated 11 April 2024.
2. In terms of the RSEO granted by the Tribunal the Landlord was required to:

- a. Repair or replace the extractor fan in the bathroom of the Property so that it is in a reasonable state of repair and in proper working order.
 - b. Repair or replace the flooring on the landing immediately outside the bathroom door of the Property so that it is in a reasonable state of repair.
 - c. Locate the CO2 detector in the front bedroom of the Property so that it is fully functioning and meets current regulatory standards.
 - d. Repair those sections of the roof timber sarking and roof membrane within the loft of the Property which have been damaged due to water ingress, so that the roof of the Property is in a reasonable state of repair.
3. The Tribunal reinspected the Property on 2 August 2024. The Landlords were present at the time of inspection. The previous Tenants of the Property have now vacated the Property and are no longer a party to these proceedings.
 4. At the reinspection of the Property the Tribunal noted that the Landlords had carried out all work required in terms of the RSEO. The work had been completed to a reasonable standard.
 5. In these 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

Chairperson
Andrew Cowan

Date 2 August 2024