



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/23/3060

Property at 305 Amulree Street, Glasgow G327SJ (“the Property”), being the subjects registered in the Land Register of Scotland under Title Number GLA75863.

The Parties: -

Mr Georgina Brown residing at 2 Duncryne Gardens, Glasgow G320SA (“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 15 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 comprised: -

Mr. Andrew Cowan, Legal Member, and  
Ms. Debbie Scott, Ordinary Member (Surveyor)

**Background**

1. The Tribunal issued a RSEO in respect of the Property dated 15 March 2024.
2. In terms of the RSEO granted by the Tribunal the Landlord was required to:

- a. Instruct a suitably qualified specialist to
    - i. prepare a report on the dampness which affects the bedrooms in the Property and which details the cause and full extent of that dampness and
    - ii. prepare a proposed specification of works outlining any necessary works required to ensure that the Property is wind and watertight, and that the structure and exterior of the house (including drains, gutters and external pipes) are in a reasonable state of repair.
  - b. Submit the report and specification required at Paragraph 26a to the Tribunal for further consideration and, thereafter, carry out all works which are then further determined by the Tribunal as are necessary to ensure that the property meets the Repairing Standard.
  - c. Repair the downpipe at the rear of the Property so that is in a reasonable state of repair and in proper working order.
  - d. Instruct a suitably qualified "gas safe" engineer to Service and repair the boiler/central heating system, so that it is in a reasonable state of repair and in proper working order.
3. The Tribunal reinspected the Property on 2 September 2024. The Landlord was present at the time of inspection. The previous Tenant of the Property has now vacated the Property and is 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. The Tribunal had been provided with the following documents:
- a. Survey report and Proposal in relation to the Property, prepared by Mark Patrick, Specialist Property Preservation Surveyor, Peter Cox Ltd, dated 23 May 2024, and
  - b. Gas safety record in relation to the Property, prepared by Quinnergy, dated 02 August 2024

The Tribunal were satisfied, from their observations at the time of the inspection of the Property, that the recommendations of Mr. Patrick in his specialist report had been completed. The Tribunal noted that trickle vents had been installed in some of the windows of the Property and that there was no evidence of continuing dampness within the Property. The Tribunal were further satisfied that the gas safety record noted that the boiler in the Property had been tested and was safe to use.

5. In these circumstances the Tribunal are satisfied that the requirements of the RSE0 have been complied with and it is appropriate to grant a Certificate of Completion.

# A Cowan

Date 25 September 2024