

Housing and Property Chamber
First-tier Tribunal for Scotland



Certificate of Completion of the First-tier Tribunal for Scotland
(Housing and Property Chamber)
under section 60(5) of the Housing (Scotland) Act 2006

CERTIFICATE OF COMPLETION

Chamber Ref: FTS/HPC/RP/24/1409

45D New Street, Stevenston, KA20 3HD being the subjects registered in the Land Register of Scotland under Title number AYR59515 ("the Property")

The Parties:-

Geoff Lawrence residing at 45D New Street, Stevenston, KA20 3HD ("The former Tenant")

James Patrick and John and Tracey Patrick trading as Just Property of 21 Adair Avenue, Saltcoats, KA21 5QS ("The Landlords")

Tribunal Members:

Jacqui Taylor (Chairman) and Donald Wooley (Ordinary Member)

The Tribunal hereby certifies that the works required by the **Repairing Standard Enforcement Order** dated 30th August 2024 ('RSEO') which required the Landlords to:

1. Exhibit a valid and compliant EICR Certificate.
2. Provide a report by a qualified electrician reporting on the external wiring in the common close and confirming that it complies with the relevant regulations and is unaffected by visible damp.
3. Monitor the effectiveness of the recent roof repair above the kitchen, ensuring that the wall/ceiling plaster dries satisfactorily, complete any further damp prevention repair to the area if subsequently established to be necessary and redecorate and repair the affected plaster as required.
4. In the event that the recent roof repair was not effective, repair the roof to render it wind and water tight.
5. Repair the kitchen walls to render them free from damp.
6. Repair the chimney cowl to render it in proper working order.

Have been Completed and the RSEO has been discharged.

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.

In Witness whereof these presents typewritten on this and the preceding page are executed by Jacqui Taylor, Solicitor, Chairperson of the Tribunal at Glasgow on 12th February 2025 in the presence of the witness Shannon Graham, Bothwell House, Hamilton.

J Taylor

Signed.....
Chairperson

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Signed. **S Graham**
witness

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