

**Housing and Property Chamber**  
First-tier Tribunal for Scotland

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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 FDS/HPC/RT/23/3619

Property at 21 Smith Street, Falkirk, FK2 7NB (“the Property”) (“the Property”), being the subjects registered in the Land Register of Scotland under Title Number STG83896.

The Parties: -

- a) Falkirk Council, per their employee, Mr. Craig Beatt, Private Sector Officer (Enforcement and Liaison), Callander Business Park, Falkirk, FK1 1XR, as third party applicant in terms of section 22(1A) of the Act (“the Third Party Applicant”) and
- b) Mr. Bruno Minchella residing at 20 Carrongrange Gardens, Stenhousemuir, Larbert, FK5 3DU (“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  
Mr Kingsley Bruce, 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 instruct a SELECT, NICEIC or NAPIT registered electrician to carry out a full inspection of the electrical wiring, installations and apparatus throughout the Property and to repair or renew any parts which are identified in said report to be of Category C1 or C2 to ensure the installation and apparatus is fully functioning and meets current regulatory standards and provide a new EICR to the Tribunal confirming that the installations, apparatus and wiring meet current regulatory standards, The landlord is also directed to commission a Portable Appliance Test (PAT) on the entire electrical installations in the property. Both reports should be carried out by a suitably qualified and registered SELECT, NAPIT or NICEIC electrical contractor.
3. Following further procedure, the Landlord has now provided the Tribunal with an Electrical Installation Condition Report (including a portable appliance test report) dated 31 January 2025. That report has been carried out by a suitably qualified electrical contractor and confirms that the installations, apparatus and wiring within the Property are in satisfactory condition for continued service.
4. In these circumstances the Tribunal is satisfied that the requirements of the RSEO have been complied with, and it is appropriate to grant a Certificate of Completion.

Andrew Cowan  
Chairperson

Date 5 February 2025