

Housing and Property Chamber

First-tier Tribunal for Scotland



Statement of Reasons for Certificate of Completion of Work : Housing (Scotland) Act 2006 Section 60

Reference number: PRHP/G41/17/11

Re: Flat 2/2, 26 Leven Street, Glasgow G41 2JE (registered under title number GLA106439) ("Property")

The Parties:

Matos Ferko, Flat 2/2, 26 Leven Street, Glasgow G41 2JE ("Tenant")

Irfan Razzaq, c/o Dixon Property, 701 Cathcart Road, Glasgow G42 8YA ("Landlord")

David Vallance and Laura Hurst, Flat 2/2, 26 Leven Street, Glasgow G41 2JE ("Owner")

Tribunal Members :

Joan Devine (Legal Member); Lorraine Charles (Ordinary Surveyor Member)

DECISION

The First-tier Tribunal for Scotland (Housing and Property Chamber) ('Tribunal'), having made such enquiries as are fit for the purposes of determining whether the Landlord has complied with the Repairing Standard Enforcement Order dated 21 April 2011 ("RSEO") in terms of Section 26(1) of the Housing (Scotland) Act 2006 ("the Act"), decided that the works specified in the RSEO have been completed to the satisfaction of the Tribunal, and grants a Certificate of Completion to the effect of discharging the RSEO.

REASONS

1. Reference is made to the RSEO which required the Landlord to carry out the works specified therein within 4 weeks of the date of service of the RSEO.
2. Following the expiry of the time limit, the Tribunal carried out a re-inspection of the Property on 4 July 2011 and prepared a re-inspection report which concluded that the Landlord had failed to comply with the terms of the RSEO. A non-compliance decision dated 12 August 2011 was issued.

3. The Owner acquired title to the Property on or about 2 August 2023. On 7 April 2025 the Owner requested a re-inspection of the Property on the basis that the works set out in the RSEO had been completed.
4. A re-inspection was carried out on 22 May 2025 which disclosed that the works specified in the RSEO had been completed.
5. The Tribunal resumed consideration of the Application and determined that in it was not necessary to hold a hearing, and it determined to issue a Certificate of Completion to the effect of discharging the RSEO.

Right of Appeal

In terms of Section 46 of the Tribunal (Scotland) Act 2014, a party 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.

Joan Devine

**Legal Member
22 May 2025**