

Housing and Property Chamber

First-tier Tribunal for Scotland



Statement relative to Certificate of Completion of Work issued by the First-tier Tribunal for Scotland (Housing and Property Chamber) ('the tribunal')

Under section 60 of the Housing (Scotland) Act 2006 ("the 2006 Act")

Case Reference Number: FTS/HPC/RP/24/3746

Re: 16 Houston Terrace, East Kilbride G74 1DB ("the house")

Land Register Title No: LAN112047

Mrs Rossana Idele and Mr Anthony Idele, formerly residing at 16 Houston Terrace, East Kilbride G74 1D ("The former Tenants")

Mr Allan Firth, 40 Middlefield, Whitehills, East Kilbride G75 0HJ ("The Landlord")

Tribunal Members – Sarah O'Neill (Legal Member) and Kingsley Bruce (Ordinary (Surveyor) Member)

Background

1. The Tribunal issued a Repairing Standard Enforcement Order (RSEO) in relation to the house on 3 April 2025. The RSEO required the landlord to:
 - 1) Repair or replace the bath panel to ensure that it is in a reasonable state of repair and in proper working order.
 - 2) Repair or replace the gas hob in the kitchen to ensure that it is in a reasonable state of repair and in proper working order.
 - 3) Clean and remove the mould from the walls and ceilings throughout the house and redecorate the affected areas as required.

The Tribunal ordered that all of the works specified in the RSEO must be carried out and completed within the period of 6 weeks from the date of service of the RSEO.

2. The Tribunal carried out a re-inspection of the house on 19 June 2025. The re-inspection report dated 19 June 2025 prepared by the ordinary (surveyor) member of the tribunal found that:

- The bath panel has been replaced.
- The kitchen has been refitted and the hob replaced with an electric unit.
- The walls are free from any indications of mould and all rooms have been redecorated

3. The tribunal was satisfied that all of the required works had been done. The tribunal therefore determines on the basis of all the evidence before it that the works required by the RSEO have been completed satisfactorily, and that the appropriate Certificate of Completion in terms of section 60 of the Act should be issued.

Rights of Appeal

In terms of section 46 of the Tribunals (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.

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.

S O'Neill

Signed.....

Sarah O'Neill, Chairperson

Date: 26 June 2025