

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/RT/19/2149

Title no: BNF5872

1 Institution Street, Macduff, Aberdeenshire, AB44 1UT ('The Property')

The Parties:-

Graham Earle and Adele Earle residing at 3 Tannery Street, Banff, Aberdeenshire, AB45 1ER ('the Landlord').

Aberdeenshire Council, Gordon House, Blackhall Road, Inverurie, AB51 3WA ('Third Party')

Mark Lee and Ruth Lee residing at 1 Institution Street, Macduff, Aberdeenshire, AB44 1UT ('the former Tenants').

The First-tier Tribunal for Scotland (Housing and Property Chamber) ('the Tribunal') comprising: Jacqui Taylor (Legal Member) and Angus Anderson (Ordinary Member).

The Tribunal hereby certifies that the works required by the **Repairing Standard Enforcement Order** dated 16th October 2019 ('RSEO') which required the Landlord to:

1. Carry out such repairs as are necessary to render the electrical installation in a reasonable state of repair and exhibit a valid and compliant EICR Certificate.
2. Install:
 - 2.1 One functioning smoke alarm in the room which is frequently used by the occupants for general daytime living purposes.
 - 2.2 One functioning smoke alarm in every circulation space, such as hallways and landings.
 - 2.3 One heat alarm in every kitchen and
 - 2.4 All alarms should be interlinked and the installation should comply with the regulations.
3. Replace the carbon monoxide alarm in compliance with the regulations.

4. Repair or replace the front door to render it in a reasonable state of repair and proper working order.
5. Reinstall and repair or replace the hall carpet to render it in a reasonable state of repair.
6. Resolve the source of damp penetration to the Property, (including the walls in the sitting room, gas meter cupboard, lower hall, upper bedrooms, bathroom and landing) and carry out such repairs as are necessary to prevent further damp ingress followed by remedial works to damp-damaged finishes and decorations.
7. Repair or replace the gas meter cupboard door to render it in proper working order.
8. Repair or replace the defective floor in the bedroom next to the sitting room to render it in a reasonable state of repair.
9. Repair the tiles around the bath.
10. Repair or replace the back door to render it in a reasonable state of repair and proper working order.
11. Repair or replace the cupboard door in the first floor bedroom right to render it in a reasonable state of repair and proper working order.
12. Repair or replace the door of the landing cupboard to render it in a reasonable state of repair and proper working order.
13. Repair or replace the door of the external store to render it in a reasonable state of repair and 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 two pages are executed by Jacqui Taylor, Solicitor, Chairperson of the Tribunal at Glasgow on 21st October 2025 in the presence of the witness Shannon Graham, Bothwell House, Hamilton.

Signed J.Taylor
Chairperson