

Housing and Property Chamber
First-tier Tribunal for Scotland



First-tier Tribunal for Scotland (Housing and Property Chamber)

Certificate of Completion of Work under Section 60 of the Housing (Scotland) Act 2006 as amended ("the Act")

Reference number: FTS/HPC/RP/25/0165

Re: 8 Gilchrist Drive, Falkirk, Tamfourhill, FK1 5DW ("the Property")

Title Number: STG9159

The Parties:

Mr Muhammad Mushtaq ("the Tenant")

Falkirk Council ("the Applicant")

Mr Harmail Gill, Mr Kamal Jit Gill ("the Landlords")

Tribunal Members :

Alastair Houston (Legal Member); David Godfrey (Ordinary Surveyor Member)

The First-tier Tribunal for Scotland (Housing and Property Chamber) ('the Tribunal') hereby certifies that the work required by the **Repairing Standard Enforcement Order ("RSEO")** relative to the Property served on 17 November 2025 has been completed. Accordingly, the said RSEO relative to the property has been discharged.

A landlord, tenant or thirdparty 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.

In terms of Section 63 of the Act, 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 type written on this and the two preceding pages are executed by Mr Alastair Houston, Legal Member of the Tribunal at Glasgow on 29 July 2026 before this witness:-

A Houston



**Decision with Statement of Reasons of the First-tier Tribunal for Scotland
(Housing and Property Chamber) in terms of Section 24(1) of the Housing
(Scotland) Act 2006 (“the 2006 Act”)**

Reference number: FTS/HPC/RP/25/0165

Re: 8 Gilchrist Drive, Falkirk, Tamfourhill, FK1 5DW (“the Property”)

The Parties:

Mr Muhammad Mushtaq (“the Tenant”)

Falkirk Council (“the Applicant”)

Mr Harmail Gill, Mr Kamal Jit Gill (“the Respondents”)

Tribunal Members :

Alastair Houston (Legal Member); David Godfrey (Ordinary Surveyor Member)

Decision

The Tribunal certifies that the Respondents have complied with the Repairing Standard Enforcement Order dated 17 November 2025 as the work required has been completed. Accordingly, a certificate of completion has been issued.

1. Background

1.1 By way of decision and Repairing Standard Enforcement Order (“RSEO”) dated 17 November 2025, the Respondents had been required to carry out certain works to the Property, namely:-

(a) To provide an up to date Electrical Installation Condition Report (EICR) prepared by a competent electrician in respect of the installation in the house for the supply of electricity. The report should address the state of repair and working order of the electrical fittings and the smoke/heat detectors within the property. The report should confirm that a Residual Current Device is present. The report should **not** contain any Category C1 or C2 faults.

(b) To install the appropriate system for the detection of fire, smoke and carbon monoxide within the property.

1.2 The work was required to be completed within 28 days of the order being made. No representations were received from the parties during that period. Following expiry of the period given to carry out the works, the Tribunal determined that it would be appropriate to reinspect the Property.

2. The Reinspection

- 2.1 The reinspection of the Property took place on 8 June 2026. The First Named Respondent, Mr Harmail Gill, was present at the property during the inspection.
- 2.2 The Tribunal noted that the Property appeared to have been significantly refurbished. A smoke and fire detection system was noted. A carbon monoxide detector had also been installed however, it did not appear to be correctly sited in line with the manufacturer's instructions and Mr Gill was made aware of this. Mr Gill was not able to provide a further Electrical Installation Condition Report ("EICR") at the inspection. Photographs of the Property were taken.

3. The Hearing

- 3.1 A further hearing was to take place remotely by teleconference following the reinspection. Due to a fault with the telephone line, the hearing required to be rescheduled for 13 July 2026 and took place on this date by teleconference.
- 3.2 The Applicant did not attend. The First Named Respondent appeared personally. He confirmed that a further EICR had been emailed to the Tribunal. This was located and the Tribunal noted it appeared to conform with the requirements of the RSEO. Furthermore, he provided a photograph which he said showed the carbon monoxide detector had been moved. As the Tribunal was unable to determine the position of the detector from the photograph, further photographs were requested from Mr Gill within 7 days. The Tribunal indicated that, should it be satisfied with the positioning of the carbon monoxide detector, a certificate of completion would be issued.

4. Reasons For Decision

- 4.1 Further photographs were received from the First Named Respondent by email on the 16 July 2026 demonstrating the position of the carbon monoxide detector. Given that all issues prompting the making of the RSEO had now been addressed and the required works completed, the Tribunal issued a certificate of completion in terms of section 60 of the Housing (Scotland) Act 2006.

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.

A Houston

27 July 2026