

Housing and Property Chamber

First-tier Tribunal for Scotland



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

Certificate of completion of work: Housing (Scotland) Act 2006 Section 60

Chamber Ref: PRHP/RP/13/0166

Property at: Flat 8, 72 Bell Street, Dundee, DD1 1HF ("the property")

Title No: ANG27125

The Parties

Ms Reena Kakkaar and Ellen Ballach, residing at Flat 8, 72 Bell Street, Dundee, DD1 1HF (represented by their agent, Donald Graham, Dundee City Council, Dundee House, 50 North Lindsay Street, Dundee, DD1 1NB) ("the tenant")

Surinder Sidhu, trading as Renting Properties, 5 Main Street, Dundee, DD3 7EY ("the landlord")

Tribunal Members

Paul Doyle	Legal Member
David Godfrey	Ordinary Member

The First-tier Tribunal for Scotland (Housing and Property Chamber)(as successor to the Private Rented Housing Panel) ('the Tribunal') hereby certifies that the work required by the **Repairing Standard Enforcement Order** relative to the Property dated 20 August 2014 & served on 22 August 2014 has been completed. Accordingly, the said Repairing Standard Enforcement Order relative to the property has been discharged.

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

In witness whereof these presents are executed by Paul Doyle, chairperson of the tribunal at Edinburgh on 21 February 2018 before this witness:-

E Doyle

Emma Doyle
24 Haddington Place
Edinburgh

Witness

P Doyle

Housing and Property Chamber

First-tier Tribunal for Scotland



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

Statement of Facts and Reasons for Decision to Grant a Certificate of Completion of Works under Housing (Scotland) Act 2006 Section 60

Certificate of completion of work: Housing (Scotland) Act 2006 Section 60

Chamber Ref: PRHP/RP/13/0166

Property at: Flat 8, 72 Bell Street, Dundee, DD1 1HF ("the property")

Title No: ANG27125

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Tribunal Members

Paul Doyle	Legal Member
David Godfrey	Ordinary Member

Statement of Facts and Reasons

1 On 22 August 2014, the Private Rented Housing Committee (now **First-tier Tribunal for Scotland (Housing and Property Chamber)**) issued a decision requiring the landlord to comply with the Repairing Standard Enforcement Order made by the Committee on 20th August 2014. On 21 December 2017, the ordinary member of the Tribunal re-inspected the property. A copy of the ordinary member's report is attached hereto. The Tribunal refers to that report for its terms and adopt it as part of their findings in fact. The ordinary member found that the works required by the Repairing Standard Enforcement Order had been completed.

2. The ordinary member's report was circulated to both the applicant and respondent, who were invited to provide their comments and reactions to the contents of the report within 14 days. Neither party raised any challenge to the Ordinary member's re-inspection report.

3. After the inspection and the period of consultation with parties, and placing reliance on the ordinary member's unchallenged report, the Tribunal is satisfied that

the works required by the Repairing Standard Enforcement Order have been carried out and that the Repairing Standard Enforcement Order had been complied with.

4. In the circumstances, the Tribunal is satisfied that all works required by the Repairing Standard Enforcement Order had been carried out satisfactorily. Accordingly, the Tribunal decided to grant a certificate of completion.

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

Signed **P Doyle**

21 February 2018

Legal Member

Housing and Property Chamber

First-tier Tribunal for Scotland



2nd REINSPECTION REPORT



Property: FLAT 8, 72 BELL STREET, DUNDEE DD1 1HF

Ref no: PRHP/RP/13/0166

Inspected by: David Godfrey

Inspection: The property was inspected at 1.00 pm Thursday 21st December 2017.

Access: The original tenant Ms Reena Kakkar no longer resides in the property. The property appears to have been re-let and the new tenant Mr Arindam Dher provided access.

The landlord, Mr Surinder Sidhu was not present but was represented by Mr Ahmed Ali.

Repairing Standard Enforcement Order:

In particular the Private Rented Housing Committee requires the landlord to:-

- (i) Replace the toilet seat in the WC*
- (ii) Replace the wardrobe in the front left bedroom*

(iii) Replace the WC door handle and refit a lock to the inside of the WC door

(iv) Clear out the rhones and parapet guttering and to remove any material choking them so that they no longer overflow.

The Private Rented Housing Committee order that the works specified in this Order must be carried out and completed within the period of 28 days from the date of service of this Notice.

General Remarks:

A previous re-inspection of the property was carried out on 24th November 2014. At that date items i - iv above were outstanding.

Works in Repairing Standard Enforcement Order completed since original inspection:

1. Although discoloured, the toilet seat is secure.
2. The wardrobe in the front left Bedroom has been replaced.
3. The W.C. door handle has been replaced and a lock fitted to the inside of the W.C. door.
4. The rhones and parapet guttering have been cleared.

Works in Repairing Standard Enforcement Order outstanding following second re-inspection:

1. None.

Photographs

1. Front parapet gutter.
2. Rear rhones.
3. Toilet seat.
4. New toilet door lock.
5. Replacement wardrobe.



Front parapet gutter



Rear rhones



Toilet seat



New toilet door lock



Replacement wardrobe

David Godfrey, MRICS

21st December 2017