

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

Chamber Ref PRHP/RP/14/0220

Property at: 71B Bannockburn Road, St Ninians, Stirling, FK7 0DG ("the property")

Title No: STG43096

The Parties:-

Alana Tait, residing at 71B Bannockburn Road, St Ninians, Stirling, FK7 0DG ("the tenant")

and

Gerard Speed, residing at 11 Downie Place, Bannockburn, Stirling, FK7 8LG ("the landlord")

Tribunal Members

Paul Doyle Legal Member
Andrew Taylor Ordinary Member

Statement of Facts and Reasons

1 On 5 December 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 2 December 2014. On 14 July 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.

2. After the inspection, 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. The ordinary member noted

The property has now been extensively renovated including roughcast externally, window replacement, new kitchen, and bathroom, electrical upgradings, including fire detection, and a new gas central heating system with Vokera combi boiler has been installed. Satisfactory Gas Safety and Electrical Installation Condition Report certification has been provided.

3. 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

P Doyle

Signed

20 July 2017

Legal Member

Housing and Property Chamber

First-tier Tribunal for Scotland



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

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Tribunal Members

Paul Doyle Legal Member
Andrew Taylor Ordinary Member

The First-tier Tribunal for Scotland (Housing and Property Chamber) (formerly the Private Rented Housing Panel) ("the Tribunal") hereby certifies that the work required by the **Repairing Standard Enforcement Order** relative to the Property served on 5 December 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.

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In witness whereof these presents, consisting of this and the preceding page, are executed by Paul Doyle, chairperson of the tribunal at Edinburgh on 20 July 2017 before this witness:-

P Doyle

Witness

Joseph Doyle
24 Haddington Place
Edinburgh

A handwritten signature in black ink, appearing to read 'Joseph Doyle', written in a cursive style.