

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/16/0082

Title No: FFE18094

**1 Arthur Street, Dunfermline, KY12 0PR
("the property")**

The Parties:-

Miss Andrea Mann ("the former Tenant")

**Ms. Elizabeth Davis, c/o Fife Properties, 74A Chalmers Street, Dunfermline,
KY12 8DG ("the Landlord")**

The Decision

The First-tier Tribunal for Scotland (Housing and Property Chamber) ('the tribunal') hereby certifies that the work required by the **Repairing Standard Enforcement Order** relative to the Property served on 11 May 2016 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 type written on this and the preceding page are executed by Patricia Anne Pryce, solicitor, 1 Atlantic Quay, Glasgow, chairperson of the tribunal at Glasgow on 23 November 2017 before this witness:-

N Pryce _____ witness

NICHOLAS PRYCE name in full

55 BLYTHWOOD ST Address
GLASGOW

P Pryce

Chair and Legal Member _____

Housing and Property Chamber First-tier Tribunal for Scotland



PRHP/RP/16/0082

Property – 1 ARTHUR STREET, DUNFERMLINE KY12 0PR

Reinspection Report 20 October 2017



Report on Reinspection following Repairing Standard Enforcement Order dated 11 May 2016

1.0 SUMMARY

This property was inspected on 6 May 2016 by the PRHP Committee. A reinspection was carried out on Friday 21 October 2016 at 1000 by Susan Napier, PRHP Surveyor and Patricia Anne Pryce, Legal Member when it was found that none of the work required had been carried out. A second reinspection was undertaken on Friday 20 October 2017 by Susan Napier, Ordinary Member. The landlord Ms Elizabeth Davis was in attendance.

According to the landlord the property is currently unoccupied and she currently plans to sell the property.

At the time of the inspection the weather was light cloud and dry, with light wind.

Photographs taken on 6 May and 20 October 2017 are attached in Appendix 1.

2.0 Repairing Standard Enforcement Notice

2.1 The following works were required by the PRHP in the Repairing Standard Enforcement Notice issued on 11 May 2016:

- 2.1.1 To provide sufficient ventilation to ensure condensation can be eliminated.
- 2.1.2 To repair or replace the windows in the property to ensure they open and close freely.
- 2.1.3 To repair or replace the extract fans in the kitchen and bathroom to ensure they are in proper working order.
- 2.1.4 To repair or replace the back door and lock to ensure the door fits the frame and can be locked from inside and out.
- 2.1.5 To repair the plasterwork in the cupboard in the bedroom.
- 2.1.6 To repair or replace the kitchen units and the cooker hood to ensure they are in a reasonable state of repair and proper working order.
- 2.1.7 To install a carbon monoxide detector
- 2.1.8 To produce gas and electrical safety certificates.

3.0 Reinspection

- 3.1 At the reinspection on 20 October 2017 the house was found to be in good condition with the works listed above 2.1.1 to 2.1.7 completed and 2.1.8 outstanding. The following was observed:
- 3.1.1 Sufficient ventilation was available – the extract fans operate, and all the windows had been replaced and now provided adequate ventilation.
 - 3.1.2 All the windows in the house have been replaced with new double glazed units, and all windows are now satisfactory and in working order.
 - 3.1.3 The extract fans in the kitchen and bathroom have been repaired and are now working properly.
 - 3.1.4 The back door has been replaced with a new unit and now opens and closes correctly and has a proper and secure locking mechanism.
 - 3.1.5 The plasterwork in the bedroom cupboard has been repaired.
 - 3.1.6 The kitchen units and cooker hood have been replaced.
 - 3.1.7 A carbon monoxide detector had been left in the gas boiler cupboard in the kitchen. It is recommended that this should be placed in the living room.

3.1.8 The landlord showed on her mobile phone that a gas safety certificate had been issued. She did not have an electrical condition report.

3.1.9 The smoke detection system had been replaced with a mains wired system.

4.0 Conclusion

It is recommended that this report should be submitted to the Tribunal for its decision.

Susan Napier BSocSc, FRICS
Ordinary Member
22 October 2017

PROPERTY – 1 ARTHUR STREET, DUNFERMLINE KY12 0PR

PHOTOGRAPHS OF INSPECTION ON 6 MAY 2016 AND REINSPECTION ON 20 OCTOBER 2017

6 May 2016

20 October 2017

Broken glass in Windows

New windows installed throughout



External Door to rear not secure

New rear door installed



Plasterwork in bedroom cupboard

Cupboard ceiling repaired



Kitchen Units broken



New kitchen units installed



Susan Napier BSocSc, FRICS
Ordinary Member
22 October 2017