

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: FTS/HPC/RP/16/1022

Title No: ARG15156

Top Flat, Portdrishaig House, Tighnabruaich, PA21 2EB
("the property")

The Parties:-

Mr. Edward Pybus, formerly residing at the property
("the former Tenant")

Mr. Alan Davidson and Ms. Fiona Davidson, Mortgages and Financial Services for All, 73 High Street, Lochee, Dundee, DD2 3AT (represented by Margaret Cowley of Rosemount Property, www.rosemountproperty.co.uk)
("the Landlords")

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 11th April 2017 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 25 April 2018 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



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

Statement of Decision: Housing (Scotland) Act 2006 Section 60 (5)

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Cowley of Rosemount Property, www.rosemountproperty.co.uk)
("the Landlords")**

The Decision

The First-tier Tribunal for Scotland (Housing and Property Chamber) ('the tribunal'), having made such enquiries as it saw fit for the purposes of determining whether the Landlords had complied with the Repairing Standard Enforcement Order dated 1 April 2017, as varied by the Variation determined on 22 June 2017, in respect of the property, and taking account of the written information provided by the Landlords determined that the Landlords have complied with the terms of the said Repairing Standard Enforcement Order and so the tribunal resolved to issue a Certificate of Completion in respect of the works required by the said Repairing Standard Enforcement Order.

The tribunal consisted of:-

Patricia Anne Pryce

-

Chair and Legal Member

Mike Links

-

Ordinary Member (Surveyor)

Housing and Property Chamber

First-tier Tribunal for Scotland



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

RE-INSPECTION REPORT



PROPERTY: Top Flat, Portdrishaig House, Tighnabruaich PA21 2EB

HPC REF No: FTS/HPC/RP/16/1022

SURVEYOR: Mike Links

IN ATTENDANCE: Mr Alan Davidson (Landlord)

WEATHER: It was raining at the time of the inspection.

ACCESS: I re-inspected the property on Friday 23rd March 2018. The appointment was arranged for 11am. However, I arrived early and by agreement with Mr Davidson the inspection commenced at 10am.

All photographs taken on the day of inspection.

RSEO:

The following works are required by the RSEO following on from the inspection and Hearing on 30th March 2017.

(a) To repair or replace the roof, including the roof located above the common stairwell, and to repair any source of water ingress and dampness within the property whether emanating from the gable end wall or otherwise, to ensure that the property is wind and watertight and reasonably fit for human habitation.

(b) To repair or replace the windows in the property to ensure that the property is wind and watertight and reasonably fit for human habitation.

(c) To repair or replace the electrical socket located in the kitchen to ensure that it is in reasonable state of repair and in proper working order.

(d) To produce an Electrical Installation Condition Report by a suitably qualified and registered electrician, which report is to be completed after the repair of the electrical socket in (c) above is carried out.

GENERAL:

This report should be read in conjunction with the Decision and RSEO dated 1st April 2017, the re-inspection report dated 15th September 2017 and Decision dated 18th December 2017 resulting from an Inspection and Hearing conducted on 11th December 2017.

WORKS IN RSEO UNDERTAKEN:

(a) The roof coverings have been repaired and no significant dampness was observed. The Landlord has remitted numerous photographs which show the repairs carried out to the lean-to roof over the common stairwell.

Internally the wall in the common entrance stairwell has been strapped and plated and is dry internally..



Common stairwell.



Lean-to roof over stairwell.

(b) The defective windows have now been repaired or renewed.



Kitchen window.



Front bedroom window



Boxroom velux window re-glazed.



Living Room window.



Rear Bed/DRm window.



Shower room window.

(c) The defective electric socket in the kitchen had been repaired at the time of the inspection on the 11th December 2017.

(d) An EICR dated 28th December 2017 by MSJ Electrical Services, 24 Step Row, Dundee, who are SELECT appointed, indicates the electrical installation is satisfactory although there are 7 items marked as C3, requiring upgrading in the future.

In his email of 29th December 2017, the landlord advised that the C3 items would be attended to. On the day of the inspection the landlord telephoned the electrician, who confirmed that the upgrades had been undertaken. Written confirmation has now been received from MSJ Electrical Services

WORKS IN RSEO OUTSTANDING:
None.

RECOMMENDATION:

Once the re-inspection report is forwarded to the Landlord for comment the Tribunal will then decide what further action is required.

Mike Links

Ordinary Member (Surveyor)

Housing and Property Chamber

Date: 3rd April 2018