

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/G5/202/11

Title no: GLA162661

Flat 202, 37 Carnoustie Street, Glasgow G5 8PN

("the property")

The Parties:-

Thomas Coleman and Ms Marianne Piano, formerly residing at the property
("the tenants")

and

David Victor Bailey and Tracey Bailey, represented by Paul Newing, Flat 0/1, 31
Hamilton Drive, Glasgow G12 8DN
("the landlords")

Note: The tenants had vacated the property.

THE TRIBUNAL:

The First-tier Tribunal for Scotland (Housing and Property Chamber) (formerly the Private Rented Housing Committee (PRHC):

David M Preston, Legal Member and Carol Jones, Surveyor, Ordinary Member

The tribunal hereby certifies that the work required by the **Repairing Standard Enforcement Order served on 29 February 2012 by the PRHC relative to the Property 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, 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, typewritten on this and the preceding page are executed as follows:-

D Preston

Chairing Member

R Sullivan

Witness signature

ROSE SULLIVAN

Witness name

Glasgow

Place of signing

142 ST VINCENT ST.

Witness address

13 April 2018

Date of signing

G2 SLA.

Housing and Property Chamber
First-tier Tribunal for Scotland



**STATEMENT OF DECISION FOR CERTIFICATE OF COMPLETION UNDER
SECTION 24 HOUSING (SCOTLAND) ACT 2006.**

Chamber Ref: prhp/G5/202/11

Title number: GLA162661

The Property:

Flat 202, 37 Carnoustie Street, Glasgow G5 8PN

THE PARTIES:

**Thomas Coleman and Ms Marianne Piano, formerly residing at the property
("the tenants")**

**and
David Victor Bailey and Tracey Bailey, represented by Paul Newing, Flat 0/1, 31
Hamilton Drive, Glasgow G12 8DN
("the landlords")**

Note: The tenants had vacated the property.

THE TRIBUNAL:

**The First-tier Tribunal for Scotland (Housing and Property Chamber) (formerly the
Private Rented Housing Committee (PRHC):**

David M Preston, Legal Member and Carol Jones, Surveyor, Ordinary Member

Decision:

**The tribunal, having made such enquiries as are fit for the purposes of
determining whether the landlord had complied with the terms of the Repairing
Standard Enforcement Order served on 29 February 2012 ("the RSEO")
determined: that the work required by the RSEO had been completed; and that
the RSEO should be discharged.**

Reasons:

1. By email dated 26 February 2018 from Mr Newing, the landlords requested a re-inspection of the property.
2. On 12 April 2018 the tribunal inspected the property in the presence of Mr Newing.
3. Following the inspection the Ordinary (Surveyor) member prepared a report which is attached hereto.
4. In light of the inspection by the tribunal and in view of the terms of the report, the tribunal was satisfied that the work required in terms of the RSEO had been completed and it determined to discharge the RSEO.

In terms of section 46 of the Tribunals (Scotland) Act, a 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.

D Preston

Legal Member

13 April 2018 Date

This is the Re-inspection Report referred to
in the foregoing Statement of Reasons.

D Preston

Legal Member

Housing and Property Chamber
First-tier Tribunal for Scotland



Re-inspection report



Date of inspection: Thursday 12 April 2018

Reference Number: PRHP/G5/202/11

Property: Flat 202, 37 Carnoustie Street, Glasgow G5 8PN

Surveyor: Carol L Jones MA MRICS

Previous Inspections: The subject property was inspected by a full committee of the Private Rented Housing Panel on 21 February 2012 and as a result a Repairing Standard Enforcement Order (RSEO) dated 29 February 2012 was served. A re-inspection was carried out by the surveyor member of this committee on 16 May 2012 and a further re-inspection by the full committee on 28 September 2012.

Access: Access was provided by the landlords representative, Mr Newing.

Weather: Cold, windy with sunny spells.

In attendance: The tribunal comprising David Preston (Legal Member) and Carol Jones (Ordinary Member) attended the inspection along with Mr Newing.

Repairing Standard Enforcement Order (RSEO)

The following works are required by the RSEO dated 29 February 2012:

- (1) To repair the door and door handle to the en suite shower room and to fit an appropriate door-stop to prevent further damage to the door.
- (2) To repair the WC fitting in the main bathroom and ensure that it is securely fitted to the wall.
- (3) To repair or replace the light fitting in the hall which is hanging loose.
- (4) To repair the main door to the property to ensure that it opens and closes without undue difficulty.
- (5) To repair the hole in the wall in the kitchen area and secure and make safe any wiring contained therein.
- (6) To replace the light fitting in the kitchen area.

Works in the RSEO undertaken - see attached photographs:

- (1) During this re-inspection it was established that the landlord has now replaced the handles to the en-suite shower room entrance door, these are secure and in proper working order. There is an appropriate door stop fitted to the skirting within the en-suite.
- (2) Prior to the re-inspection on 16 May 2012 the landlord had carried out works to secure the WC fitting and applied a new layer of silicone at the joint with the tiles in the main bathroom.
- (3) The light fitting in the hall had been secured to the ceiling at the time of the second re-inspection on 28 September 2012.
- (4) Prior to the re-inspection on 16 May 2012 the base of the main door of the property had been planed down to ensure it was no longer catching on the laminate floor when opening and closing.
- (5) The hole in the wall in the kitchen, the site of a former security door entrance control panel, had been filled in at the time of the second re-inspection on 28 September 2012. At that time there were no longer any exposed wires and the affected area of wall had been re-plastered and painted.
- (6) During this re-inspection it was established that the light fitting has now been replaced in the open plan kitchen area, it is secure and was found to be in proper working order.

All photographs were taken at the re-inspection on 12 April 2018 (see schedule below).

Comments: This report will be submitted to the First-tier Tribunal for Scotland (Housing and Property Chamber) for their decision.

**Carol L Jones MA MRICS
Ordinary Member (Surveyor)
First-tier Tribunal for Scotland (Housing and Property Chamber)**

12 April 2018

Schedule of photographs taken during the re- inspection of Flat 202, 37 Carnoustie Street, Glasgow G5 8PN by the ordinary member (surveyor) of the First-tier Tribunal for Scotland (Housing and Property Chamber) on the 12 April 2018.

Reference Number : PRHP/G5/202/11



New handle to en-suite shower room door (inner side)



New handle to en-suite shower room door (outer side)



En-suite shower room - door stop



Light Fitting to Kitchen - replaced and fully operational