

**Housing and Property Chamber**  
**First-tier Tribunal for Scotland**



**Certificate of Completion of the First-tier Tribunal for Scotland**  
**(Housing and Property Chamber)**  
**under section 60(5) of the Housing (Scotland) Act 2006**

**Chamber Ref: FTS/HPC/RP/18/2454**

**Title no: LAN120501**

**44 Knockburnie Road, Bothwell, Glasgow, G71 8LW being the subjects registered in the Land Register of Scotland under Title Number LAN120501 ('The Property')**

**The Parties:-**

**Nighat Nazir Ferguson residing formerly at 4 Gryffebank, Houston and now at care of Manak, 1 Princes Gardens, Glasgow, G12 9HP ('the Landlord').**

**Miss Monica Quigley residing at 44 Knockburnie Road, Bothwell, Glasgow, G71 8LW ('the Tenant').**

**The First-tier Tribunal for Scotland (Housing and Property Chamber) ('the Tribunal') comprising: Jacqui Taylor (Legal Member) and Lori Charles (Ordinary Member).**

**CERTIFICATE OF COMPLETION**

The Tribunal hereby certifies that the works required by the **Repairing Standard Enforcement Order** dated 12<sup>th</sup> December 2018 ('RSEO') which required the Landlord to:

1. Exhibit a valid current and compliant EICR Certificate for the Property.
2. Exhibit a valid current and compliant Gas Safety Certificate for the Property.
3. Repair or replace the defective roof covering of the garden shed.
4. Repair or replace the defective guttering at the rear extension to render it in proper working order.
5. Repair the defective rendering around the front bedroom window and the front door.
6. Replace the missing temperature control of the front bedroom radiator.
7. Install a radiator in the kitchen or adapt/ repair/ replace the capped off pipes from the former radiator in the kitchen to render them in a safe condition.

8. Repair or replace the defective window latches of the windows in the front bedroom.

Have been **Completed** and the RSEO has been discharged.

**Appeals**

A landlord, tenant or third party applicant 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 by Jacqui Taylor, Solicitor, Chairperson of the Tribunal at Glasgow on 7<sup>th</sup> August 2019 before the undernoted witness:

J Taylor

Signed.....

Chairperson

H Butler



.....witness:

**Helen Butler**

**Glasgow Tribunal Centre**

**20 York Street**

**Glasgow**

# Housing and Property Chamber

## First-tier Tribunal for Scotland

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**Statement of Decision of the First-tier Tribunal for Scotland  
(Housing and Property Chamber)  
under section 60(5) of the Housing (Scotland) Act 2006  
Chamber Ref: FTS/HPC/RP/18/2454**

**Title no: LAN120501**

**44 Knockburnie Road, Bothwell, Glasgow, G71 8LW being the subjects registered in the Land Register of Scotland under Title Number LAN120501 ('The Property')**

**The Parties:-**

**Nighat Nazir Ferguson residing formerly at 4 Gryffebank, Houston and now at care of Manak, 1 Princes Gardens, Glasgow, G12 9HP ('the Landlord').**

**Miss Monica Quigley residing at 44 Knockburnie Road, Bothwell, Glasgow, G71 8LW ('the Tenant').**

**The First-tier Tribunal for Scotland (Housing and Property Chamber) ('the Tribunal') comprising: Jacqui Taylor (Legal Member) and Lori Charles (Ordinary Member).**

1. The Tribunal issued a Repairing Standard Enforcement Order ('RSEO') in respect of the Property dated 18<sup>th</sup> December 2018 which required the Landlord to:-

1. Exhibit a valid current and compliant EICR Certificate for the Property.
2. Exhibit a valid current and compliant Gas Safety Certificate for the Property.
3. Repair or replace the defective roof covering of the garden shed.
4. Repair or replace the defective guttering at the rear extension to render it in proper working order.
5. Repair the defective rendering around the front bedroom window and the front door.
6. Replace the missing temperature control of the front bedroom radiator.
7. Install a radiator in the kitchen or adapt/ repair/ replace the capped off pipes from the former radiator in the kitchen to render them in a safe condition.
8. Repair or replace the defective window latches of the windows in the front bedroom

2. The Tribunal ordered that the works specified in the RSEO were to be carried out and completed by 28<sup>th</sup> February 2019. This date was subsequently extended to 31<sup>st</sup> May 2019.

3. On 26<sup>th</sup> June 2019 the Ordinary member of the Tribunal inspected the Property and determined that the works required by the RSEO had been completed. The reinspection report is annexed and executed as relative hereto.

#### **4. Decision**

The Tribunal being satisfied that the terms of the RSEO had been satisfactorily completed determined to certify that the terms of the RSEO had been completed.

5. The decision of the Tribunal was unanimous.

#### **6. Appeals**

**A landlord, tenant or third party applicant 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.**

J Taylor

**Signed.....Date 7th August 2019**  
**Chairperson**

# Housing and Property Chamber First-tier Tribunal for Scotland

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Date of Inspection – 26 June 2019 at 2:00 pm

Property Reference – FTS/HPC/RT/18/2454

Property Address – 44 Knockburnie Rd Bothwell G71 8LW

Surveyor – Lori Charles

Previous Inspection – 6th December 2018

Access – Nihat Ferguson - Landlord

Weather – Dry/Sunny

Repairing Standards Enforcement Order (RSEO) dated 12 December 2018

7/8/19

J Taylor

**Repairing Standards Enforcement Order (RSEO)** dated 12th December 2018 particular the Tribunal requires the Landlords to:-

1. Exhibit a valid current and compliant EICR Certificate for the property.
2. Exhibit a valid current and compliant Gas Safety Certificate for the property.
3. Repair or replace the defective roof covering of the garden shed.
4. Repair or replace the defective guttering at the rear extension to render it in proper working order
5. Repair the defective rendering around the front bedroom window and the front door.
6. Replace the missing temperature control to the front bedroom radiator.
7. Install a radiator in the kitchen or adapt/repair/ replace the capped of pipes from the former radiator in the kitchen to render them in a safe condition.
8. Repair or replace the defective window latches of the windows in the front bedroom.

### **Inspection**

- 1) A valid current and compliant EICR Certificate was presented at the re-insp.
- 2) A valid current and compliant Gas Safety Certificate was presented at the re-inspection.



- 3) The roof timbers and felt were replaced on the garden shed.

4) The gutter was repaired and is now in proper working order.



5) The render has been repaired at the front door and front bedroom window.





6) A new temperature control has been fitted to the radiator in the front bedroom.



7) A new radiator has been fitted in the kitchen



8) Two new windows have been fitted in the front bedroom.



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

L Charles

**Lori Charles BSc Hons MRICS**

**Ordinary Member (Surveyor)**

**Date 26/06/19**

**Schedule of photographs taken during the re-inspection of 26 June 2019 by the Ordinary Member of the First Tier Tribunal for Scotland (Housing and Property Chamber) on the 26th June 2019.**

Reference Number FTS-HPC-RT-18-2454