

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/18/0193

Sasines Description: ALL and WHOLE the south-most house on ground Flat 1, Appin Terrace, Edinburgh, referred to in the Disposition by Castle Securities Limited to Kevin Power and Another recorded in the General Register of Sasines for the County of Midlothian on 9 November 1978

Property address: 1/1 Appin Terrace, Edinburgh, EH14 1NN ("the Property")

The Parties:-

MISS MICHELLE LEYDON and MISS LOUISE MORRISON, formerly residing at 1/1 Appin Terrace, Edinburgh, EH14 1NN ("the Tenant")

MISS LESLEY SMITH or JENNINGS, residing at 10 Whites Road, Southampton, SO197NP (represented by their Agent Braemore Sales and Lettings, Orchard Brae House, 30 Queensferry Road, Edinburgh, EH1 4HS) ("the Landlord")

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 issued on 1 May 2018 has been completed. Accordingly, the said Repairing Standard Enforcement Order relative to the property has been discharged.

A landlord, tenant or third party applicant aggrieved by the decision of the tribunal may seek permission to appeal from the First-tier Tribunal on a point of law only within 30 days of the date the decision was sent to them.

In witness whereof these presents type written on this page are executed by Graham Harding, solicitor, 20 York Street, Glasgow, chairperson of the Tribunal at Perth on 26 June 2019 before this witness:-

G Harding

J O'Neill

witness

Chairperson

JENNIFER O'NEILL

name in full

246 ALMOND VIEW

address

PERTH, SCOTLAND, PH1 1QQ

Housing and Property Chamber

First-tier Tribunal for Scotland



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

Decision: Housing (Scotland) Act 2006 (“the 2006 Act”), Section 60

Chamber Ref: FTS/HPC/RP/18/0193

Property Address 1/1 Appin Terrace, Edinburgh EH14 1NN
(“The Property”)

The Parties:-

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Tribunal Members

Graham Harding (Legal Member)

Greig Adams (Ordinary Member)

DECISION

1. The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”), having taken account of the findings of the 2nd re-inspection on 22 March 2019 together with the reasons for the Decision of the Tribunal and the Repairing Standard Enforcement Order issued on 1 May 2018 determined that the Landlord has complied with the said Repairing Standard Enforcement Order.
2. The Tribunal issued a Certificate of Completion in terms of Section 60 of the Housing (Scotland) Act 2006.
3. The Decision of the Tribunal was unanimous.

Findings in Fact

4. The Landlord has carried out remedial works within both the living room and boxroom and no elevated moisture meter readings were recorded at the 2nd re-inspection. Redecoration works have been completed.
5. The house meets the repairing standard as specified in Section 13 of the 2006 Act.

Reasons for Decision

6. Reference is made to the full terms of (i) the Decision of the Tribunal and (ii) the Repairing Standard Enforcement Order both issued on 1 May 2018.
7. Following the 2nd re-inspection of the property on 22 March 2019 by the Ordinary Member of the Tribunal it appeared that all of the works specified in the RSEO have been completed. The Tribunal therefore decided to issue a Certificate of Completion in terms of Section 60 of the 2006 Act on that basis.

A landlord, tenant or third party applicant aggrieved by the decision of the tribunal may seek permission to appeal from the First-tier Tribunal on a point of law only 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.

G Harding

Graham Harding
Legal Member and Chairperson Date 26 June 2019