

# **Housing and Property Chamber**

## **First-tier Tribunal for Scotland**

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**Certificate of Completion of Work under Section 60 of the Housing (Scotland) Act 2006 as amended ("the Act")**

**Chamber Ref: FTS/HPC/RP/18/0234**

**Title no: REN584**

**Flat 1/02, 59 High Street, Lochwinnoch, PA12 4AB ("the property")**

**The Parties:-**

**Miss Claire Monaghan, residing at the property per her representative Ms Fiona Brown, Shelter Scotland, 10 Falcon Crescent, Paisley, PA3 1NS ("the tenant")**

**and**

**Mrs Gurjit Kaur Lally, 57 High Street, Lochwinnoch PA12 4Ab per her representative, Mr James Russell, Solicitor, James Patrick & Muir, 44 New Street, Dalry KA24 5AE. ("the landlord")**

**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 ("RSEO") relative to the Property dated 11 April 2018 has been completed. Accordingly, the said RSEO relative to the property has been discharged.**

**Reasons:**

1. On 28 February 2019 the Ordinary Member of the tribunal, who is a qualified surveyor carried out a re-inspection of the property for the purpose of establishing if the work required under the RSEO dated 11 April 2018 had been satisfactorily completed.
2. Following on the re-inspection the Ordinary Member prepared a report, which is attached hereto as a Schedule. The report notes that the work required had been completed and that there was no outstanding requirement.

3. Accordingly, the tribunal determined that the landlord had complied with the RSEO and determined to grant a Certificate of Completion to the effect of discharging same.

**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.**

In terms of Section 63 of the Act, 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 are, together with the schedule annexed hereto, signed at Glasgow on 23 March 2019 in the presence of the witness signing below:

D Preston

..... Chairman

Glasgow..... Place of Signing

23 March 2019..... Date of Signing

G Thomson

..... Witness  
signature

G Thomson

..... Witness  
Full Name

28 Crossvegan Rd..... Witness  
address

Milnstonie.....

Glasgow.....

G62 6RA.....

.....

Glasgow, 23 March 2019  
This is the Schedule referred to  
in the foregoing Certificate of Completion

D Preston

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



CHAIRMAN.

**Housing (Scotland) Act 2006: Re-inspection Report (second report)**

**Property: 59 High Street Lochwinnoch PA12 4AB**

**Chamber Reference : FTS/HPC/RP/180234**

**Re-inspection as at 28 February 2019 at 10.00am.**

**Weather conditions – dry and bright.**

**In attendance:**

**Tribunal Member (Surveyor): Andrew Murray**

**Tribunal Clerk**

**Landlord : Mrs Lally's (landlord) son**

### **Repairing Standard Enforcement Order (RSEO)**

#### **Works required by the RSEO:**

1. To carry out such repairs as are necessary to the bath so as to resolve any leak therefrom.
2. To produce and lodge with the First Tier Tribunal (Housing and Property Chamber) a satisfactory Gas Safety Certificate provided by a suitably qualified Gas Safe engineer.

### **Findings on site**

1. The new bath panel was removed and the bath drainage pipework was inspected. The taps were opened and the waste drain appeared to be operating satisfactorily at the time of examination.
2. A Gas Safety Certificate was provided by the landlord.

### **Observations/comment:**

The Tribunal will now consider whether or not all matters are attended to satisfactorily in respect of the current RSEO.

This report will be distributed to the parties and their representatives for their comment. The report and comments received will be referred to the Tribunal for consideration and further action.

The photographic schedule apart as at 28 February 2019 should be read in conjunction with this report.

Report written by Mr Andrew Murray FRICS, MIFireE, Ordinary Tribunal Member, as at 28 February 2019.

**Photograph Schedule – 1/02 59 High Street Lochwinnoch**

**Case reference: FTS/HPC/RP/18/0234**

**Date of Inspection: 28 February 2019**



**1 Front elevation of 1/02 59 High Street Lochwinnoch**



2 View of the new bath panel



3 View of the secured pipe fittings below the bath