

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/18/1891

Title no: PTH10521, 40B Darnhall Drive, Perth PH2 0HF

40B Darnhall Drive, Perth
("The Property")

The Parties:-

Ms Sonia Stewart, 40B Darnhall Drive, Perth PH2 0H
("the Tenant")

Mrs Annette Redpath or Marshall, North Baldutho Farm, Pittenweem,
Anstruther, Fife KY10 2RY
(represented by their agent Struan Baptie Property Management Ltd, 1A
Victoria road, Dundee DD1 1EL
("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 dated 9 October 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 10 October 2019 before this witness:-

A Honeyman

G Harding

witness

Chairperson

AMANDA JANE HONEYMAN name in full

7 WHITEFRIARS CR Address

PERTH PH2 0PA

Housing and Property Chamber First-tier Tribunal for Scotland



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Tribunal Members

**Graham Harding (Legal Member)
Geraldine Wooley (Ordinary Member)**

DECISION

1. The First-tier Tribunal for Scotland (Housing and Property Chamber) ('the Tribunal'), having taken account of the findings of the re-inspections on 16 January 2019 and 14 June 2019 and the documentation and photograph received from the Landlord's representatives on 16 September 2019 together with the reasons for the Decision of the Tribunal and the Repairing Standard Enforcement Order served on the Landlord and dated 9 October 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 satisfactorily fitted a cowl to the chimney pot above the gas fire. The chimney has been swept and re-pointed. A new gas fire has been fitted in the living room and is in working order.
5. The kitchen tap has been replaced and is in working order.
6. Correctly positioned CO alarms have been fitted in the living room and kitchen
7. The Landlord has exhibited a compliant Gas Safety Certificate.
8. The house meets the repairing standard as specified in Section 13 of the 2006 Act.

Reasons for Decision

9. Reference is made to the full terms of (i) the Decision of the Tribunal and (ii) the Repairing Standard Enforcement Order both served on the Landlord and dated 9 October 2018.
10. Following the re-inspections of the property on 16 January and 14 June 2019 by the Ordinary Member of the Tribunal and the subsequent submission by the Landlord's representative of a further Gas Safe Certificate dated 18 April 2019 and a photograph showing the location of the CO alarm in the living room 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.

Graham Harding
Legal Member and Chairperson

Date 10 October 2019