

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/18/2342

Sasines Description: 16 Guthrie Court , Gleneagles Village Estate, formerly Flat 62 Guthrie Court, Gleneagles, being the eastmost flat on the ground floor described in the Disposition by Erne Limited in favour of Douglas Andrew Rutherford dated 17 October 1989 and recorded in the General Register of Sasines for the County of Perth on 17 April 1990.

**16 Guthrie Court, Gleneagles Village, Auchterarder, Perthshire PH3 1SD
("The Property")**

The Parties:-

**Miss Aiofe De Castro, formerly residing at 16 Guthrie Court, Gleneagles Village, Auchterarder PH3 1SD
("the Tenant")**

**Mr Douglas Rutherford, 6 Transy Place, Dunfermline KY12 7QN,
(represented by his agent Mr Stuart Dalziell, Abbey Forth Property Management Limited, Balcairn, Viewfield Terrace, Fife KY12 7HY
("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 served on 21 November 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 27 March 2019 before this witness:-
H Lancaster

G Harding

_____ witness

Chairperson

Kevin Edward Lancaster

_____ name in full

Union Bank Building

_____ address

Cooper Argyr.

Housing and Property Chamber

First-tier Tribunal for Scotland



First-tier Tribunal for Scotland (Housing and Property Chamber) 5th

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

Chamber Ref: FTS/HPC/RP/18/2342

**16 Guthrie Court, Gleneagles Village, Auchterarder, Perthshire PH3 1SD
("The Property")**

The Parties:-

**Miss Aiofe De Castro, 16 Guthrie Court, Gleneagles Village, Auchterarder PH3 1SD
("the Tenant")**

**Mr Douglas Rutherford, 6 Transy Place, Dunfermline KY12 7QN,
(represented by his agent Mr Stuart Dalziell, Abbey Forth Property
Management Limited, Balcairn, Viewfield Terrace, Fife KY12 7HY
("the Landlord"))**

**Tribunal Members
Graham Harding (Legal Member)
Harry Maclean (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-inspection on 7 February 2019 together with the reasons for the Decision of the Tribunal and the Repairing Standard Enforcement Order served on the Landlord on 21 November 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 replaced the existing flooring in the main bathroom with a good quality timber effect vinyl sheet. The Landlord had in addition re-carpeted the remainder of the property.
5. The Landlord has ensured that any fixtures and fittings provided by the Landlord under the tenancy are in a reasonable state of repair and in proper working order.
6. The house meets the repairing standard as specified in Section 13 of the 2006 Act.

Reasons for Decision

7. 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 on 21 November 2018.
8. Following the re-inspection of the property on 7 February 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

Gráhaín Harding
Legal Member and Chairperson

Date 27 March 2019