

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/18/2993

Title no: LAN87646

2 Reid Grove, Motherwell, ML1 2DQ being the subjects registered in the Land Register of Scotland under Title Number LAN87646 ('The Property')

The Parties:-

Lloyd Robert Swan residing at 9 Darngaber Gardens, Quarter, Hamilton, ML3 7XX ('the Landlord').

Independent Estates, 97 Main Street, Wishaw, ML2 7AU ('The Landlords' Representatives').

Miss Louise Abel ('the Former Tenant').

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

CERTIFICATE OF COMPLETION

The Tribunal hereby certifies that the works required by the **Repairing Standard Enforcement Order** dated 24th January 2019 ('RSEO') which required the Landlord to:

1. Replace the missing bedroom window handle to enable the window to be made secure and locked.
2. Repair the back door to enable it to be opened and closed properly without binding on the sill.
3. Repair or replace the broken and cracked bathroom tiles.

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 20th May 2019 before the undernoted witness:
J Tayler

Signed.....
H Butler

.....witness:

Helen Butler
Glasgow Tribunal Centre
20 York Street
Glasgow

Housing and Property Chamber First-tier Tribunal for Scotland



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/18/2993

Title no: LAN87646

2 Reid Grove, Motherwell, ML1 2DQ being the subjects registered in the Land Register of Scotland under Title Number LAN87646 ('The Property')

The Parties:-

Lloyd Robert Swan residing at 9 Darngaber Gardens, Quarter, Hamilton, ML3 7XX ('the Landlord').

Independent Estates, 97 Main Street, Wishaw, ML2 7AU ('The Landlords' Representatives').

Miss Louise Abel ('the Former Tenant').

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

1. The Tribunal issued a Repairing Standard Enforcement Order ('RSEO') in respect of the Property dated 24th January 2019 which required the Landlord to:-

- 1.1 Replace the missing bedroom window handle to enable the window to be made secure and locked.
- 1.2 Repair the back door to enable it to be opened and closed properly without binding on the sill.
- 1.3 Repair or replace the broken and cracked bathroom tiles.

2. The Tribunal ordered that the works specified in the RSEO were to be carried out and completed by 8th March 2019.

3. On 28th March 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 Tayler

Signed.....Date 20th May 2019
Chairperson

Housing and Property Chamber First-tier Tribunal for Scotland



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

Re-inspection Report

J Tayler

20/5/19

Chamber Ref: FTS/HPC/RP/18/2993

Property: 2 Reid Grove Motherwell ML1 2DQ

The Property was re-inspected on 28 March 2019 at 10.00 during a period of dry overcast weather. The Property was no longer occupied by the tenants at the time of the re-inspection.

The re-inspection was conducted by Andrew McFarlane Ordinary Member and attended by Colette Lloyd of Independent Estates (Landlord's Agents). Eilidh Macmillan a Tribunal Clerk was also present.



A Repairing Standard Enforcement Order was previously issued requiring the landlord to :-

1. Replace the missing bedroom window handle to enable the window to be made secure and locked.
2. Repair the back door to enable it to be opened and closed properly without binding on the sill.
3. Repair or replace the broken and cracked bathroom tiles.

A period was given to complete the works. This expired on 8 March 2019.

As a result of the re-inspection the following was found:-

- a) The missing bedroom window handle had been replaced to permit the window to be made secure and locked.
- b) The back door had been repaired to enable it to be opened and closed easily.
- c) The broken and cracked bathroom tiles had been repaired.

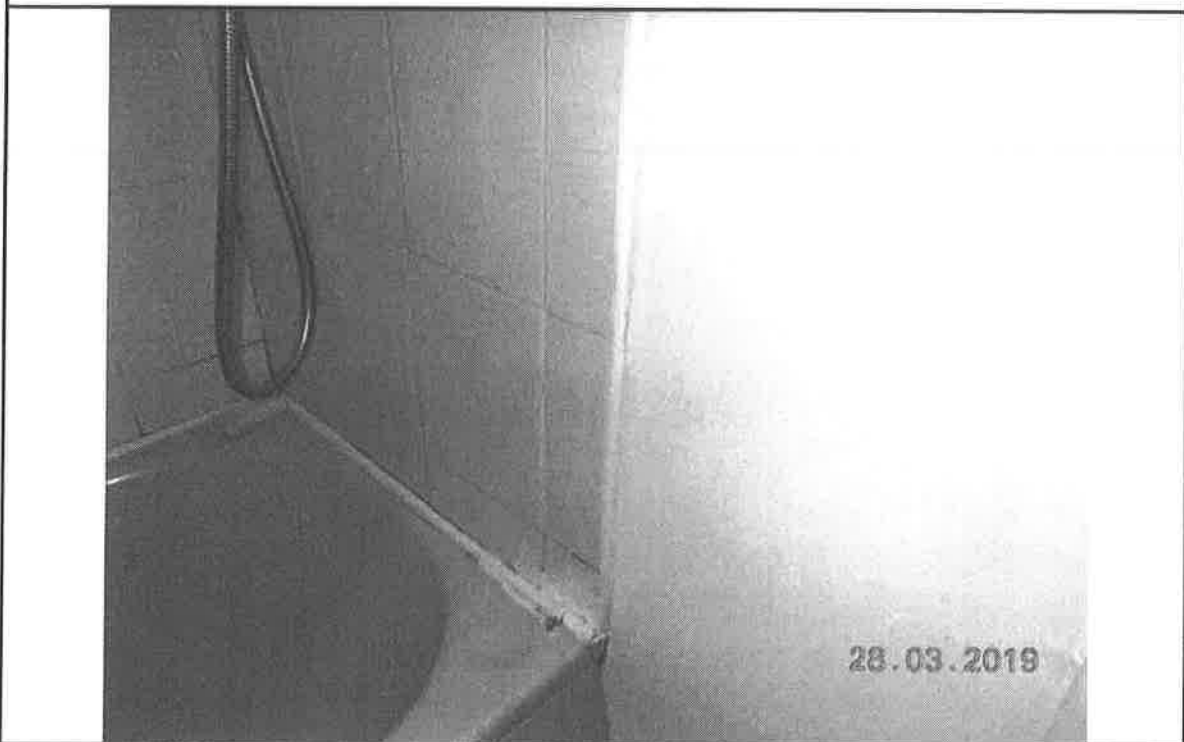
This report comprises this page, the preceding page and two photographs.

A McFarlane

Andrew McFarlane FRICS
Ordinary Member
28 March 2019



1. Handle to window now in place



2. Repaired tiles in bathroom