

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: PRHP/RP/16/0355

Title no: STG57598 in the Land Register of Scotland

Re: Property at The Bungalow, 92 Main Street, Killearn, Glasgow G63 9LF

("The House")

The Parties:-

Mr Ritchie Bruce and Mrs Laura Bruce, formerly The Bungalow, 92 Main Street, Killearn, Glasgow G63 9LF

("the Former Tenants")

Land and Property Management Limited (SC388549) with their registered office at 185 St Vincent Street, Glasgow G2 5QD

("the Landlords")

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 House served on 15th February 2017 has been completed. Accordingly, the said Repairing Standard Enforcement Order relative to the House has been discharged.

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 type written on this and the preceding page are executed by Rory A B Cowan, solicitor, 16 Royal Exchange Square, Glasgow G1 3AG, chairperson of the tribunal at Glasgow on 12th June 2018 before this witness:-
R Cowan

E Matheson

_____ witness

_____ chairperson

EUPHEMIA MATHESON name in full

60 BARRINGTON KILWOOD FARM Address

16 ROYAL EXCHANGE SQUARE

GLASGOW, G1 3AG

Housing and Property Chamber

First-tier Tribunal for Scotland



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

Statement of Decision: Housing (Scotland) Act 2006 Section 25(1) & 60

Chamber Ref: PRHP/RP/16/0355

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The Parties:-

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("the Landlords")

Tribunal Members

Rory A B Cowan, Chairperson
Carol Jones, Ordinary (Surveyor) Member

Decision

The First-tier Tribunal for Scotland: Housing and Property Chamber (the tribunal), decided to vary the Repairing Standard Enforcement Order (RSEO) served on 15th February 2017 by:

- **Extending the period for completion of works until 30th April 2018; and**

Thereafter, having carried out a further inspection of the House, determined that the work required by the RSEO had been completed and resolved to issue a Certificate of Completion.

The decision of the tribunal was unanimous.

Background

The original RSEO required the Landlords to complete the following work within 6 months of the service of the RSEO:

- 1) To repair or replace all the windows on the ground floor of the House to ensure that they are in a reasonable state of repair and in proper working order.
- 2) To repair or replace the gutters and downpipes on the north hip end of the House to ensure they are in a reasonable state of repair and in proper working order.

The RSEO was thereafter varied to allow the Landlords until 30th April 2018 to complete the required works.

Reasons for the Decision

On 14th May 2018, the Ordinary/Surveyor Member of the tribunal carried out a re-inspection of the House.

At re-inspection it was noted as follows:

- As part of a major renovation of the House, all the windows on the ground floor of the House has been replaced by new UPVC double glazed units.
- All the rainwater goods at the House, including the gutters and downpipes on the North hip end, have been replaced with new UPVC sections.

The Landlords have therefore completed all the works required by the RSEO (as varied).

Right of Appeal

In terms of section 46 of the Tribunals (Scotland) Act 2014, 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.

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.

R Cowan

Signed:

Rory A B Cowan

Date:

12th June 2018

Chairperson