

Housing and Property Chamber
First-tier Tribunal for Scotland



Certificate of completion of work

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

Under section 60 of the Housing (Scotland) Act 2006

Case Reference Number: FTS/HPC/RP/18/0195

Re: 66 Glen Avenue, Larkhall ML9 1JL ("the house")

Land Register Title No: LAN83475

The Parties:-

Miss Nicole McMillan, residing at the house ("the tenant")

Mr James Doherty, trading as Excel Property, c/o Concept Property, 12 St. Bryde Street, East Kilbride G74 4HQ ("the landlord")

Tribunal Members – Sarah O'Neill (Chairperson); Mike Links (Ordinary (Surveyor) Member)

CERTIFICATE OF COMPLETION

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 issued by the tribunal on 29 March 2018 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 printed on this and the preceding page are executed by Sarah O'Neill, solicitor, Chairperson of the First-tier Tribunal (Housing and Property Chamber), at Glasgow on the twenty-fifth day of July 2018 before this witness:

S Dunn

S O'Neil

_ witness _

Chairperson

Shannon Dunn name in full

20 York Street Address

Glasgow

G2 8AT

Housing and Property Chamber

First-tier Tribunal for Scotland



Statement relative to Certificate of Completion of Work issued by the First-tier Tribunal for Scotland (Housing and Property Chamber) ('the tribunal')

Under section 60 of the Housing (Scotland) Act 2006

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1. The tribunal issued a Repairing Standard Enforcement Order (RSEO) in respect of the house on 29 March 2018.
2. The RSEO required the landlord to:
 1. Engage a suitably qualified plumbing and/or electrical contractor to test and inspect the shower unit and shower installation within the house, and carry out any work necessary to ensure that the shower is working safely, and is in a reasonable state of repair and in proper working order.
 2. Instruct a suitably qualified contractor to repair or replace all windows throughout the property, in order to ensure that the house is wind and watertight and in all other respects reasonably fit for human habitation.

The tribunal ordered that the works specified in the RSEO must be carried out and completed within the period of 2 months from the date of service of the RSEO.

3. The ordinary (surveyor) member of the tribunal carried out a re-inspection of the house on 11 June 2018. A copy of his re-inspection report dated 11 June 2018 is attached to this statement of reasons. He found that:
 1. The electric shower had been renewed and when tested for a short period was working satisfactorily.
 2. The misted window glazing had been repaired and seals, where seen, appear satisfactory.
4. The tribunal therefore determined that the works required by the RSEO have been completed satisfactorily, and that the appropriate Certificate of Completion in terms of section 60 of the Housing (Scotland) Act 2006 should be issued.

Rights of Appeal

5. 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.
6. 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.

S O'Neil

Signed.....

Sarah O'Neill, Chairperson

.....Date.....25/7/18.....