

**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/RT/18/3050

Title no: ANG 69782

**8A Laing Street, Dundee DD3 7BW
("The Property")**

The Parties:-

**Dundee City Council, Private Sector Services Unit, 3 City Square, Dundee DD1
3BA
("the Third Party Applicant")**

**Mr Cameron Burr, 8A Laing Street, Dundee DD3 7BW
("the Tenant")**

**Miss Zahraa Al-Safar
(represented by their agent Baillie Shepherd, Solicitors, 37 Union Street,
Dundee DD1 4BS
("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 29 January 2019 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 4 June 2019 before this witness:-

G Harding

A Honeyman

witness

Chairperson

AMANDA JANE HONEYMAN name in full

7 WHITEFRIARS CE, PERTH

Housing and Property Chamber First-tier Tribunal for Scotland



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

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Tribunal Members

**Graham Harding (Legal Member)
 Debbie Scott (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 25 March 2019 together with the reasons for the Decision of the Tribunal and the Repairing Standard Enforcement Order dated 25 January 2019 and served on the Landlord on the 29 January 2019 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 through her representatives provided the Tribunal with a valid new Electrical Installation Condition Report and PAT test certificate. A smoke and heat detector had been installed in the kitchen and smoke detectors in each bedroom, living room and hallway. These were tested and were linked and operating. A carbon monoxide detector had been fitted in the kitchen.
5. The Landlord has ensured that:
 - (a) The installations in the property for the supply of water, gas and electricity and for sanitation, space heating and heating water are in a reasonable state of repair and in proper working order;
 - (b) The property has satisfactory provision for detecting fires and for giving warning in the event of fire or suspected fire;
 - (c) The property has satisfactory provision for giving warning if carbon monoxide is present in a concentration that is hazardous to health.
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, (ii) the Repairing Standard Enforcement Order both served on the Landlord on 29 January 2019 and (iii) the written responses to the re-inspection report received from the Landlord's representatives and the Third Party.
8. Following the re-inspection of the property on 25 March 2019 by the Ordinary Member of the Tribunal it appeared that all of the works specified in the RSEO have been completed. After taking account of the responses from the Third Party and the Landlord's representatives 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

Granam Harding
Legal Member and Chairperson

Date 4 June 2019