

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/19/0609

Title no: ANG50782

38 Arthurstone Terrace, Dundee DD4 6QT
("The Property")

The Parties:-

Dundee City Council Private Sector Services Unit, 5 City Square, Dundee DD1
3BA
("the Third Party Applicant")

Mrs Wendy McHale, formerly residing at 38 Arthurstone Terrace, Dundee DD4
6QT
("the Tenant")

Mrs Elaine Bradley, 34 Strips of Craigie Road, Dundee DD4 7QG
("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 dated 18 July 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 Edinburgh on 9 January 2020 before this witness:- G Harding

R Keenan

_____ witness

_____ Chairperson

RACHEL KEENAN name in full

6 W BELL STREET Address

DUNDEE

Housing and Property Chamber

First-tier Tribunal for Scotland



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 (“The Property”)**

The Parties:-

**Dundee City Council Private Sector Services Unit, 5 City Square, Dundee DD1
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 (“the Third Party Applicant”)**

**Mrs Wendy McHale, formerly residing at 38 Arthurstone Terrace, Dundee DD4
 6QT
 (“the Tenant”)**

**Mrs Elaine Bradley, 34 Strips of Craigie Road, Dundee DD4 7QG
 (“the Landlord”)**

Tribunal Members:

Graham Harding (Legal Member)

Robert Buchan (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 4 November 2019, the subsequent documents and photographs provided by the Landlord’s representative by email on 12 November 2019 together with the reasons for the Decision of the Tribunal and the Repairing Standard Enforcement Order served on the Landlord dated 18 July 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 shower rooms and bathrooms have been renovated.
5. The floor coverings on the ground floor have been renewed.
6. The door handle of the ground floor bathroom has been renewed.
7. The ground floor ceiling has been repaired and redecorated.
8. There are hard wired smoke detectors in the hall and on the first and top floor landings. There is a hard wired heat detector in the kitchen.
9. The Landlord has exhibited to the Tribunal a current Electrical Installation Condition Report and a current Gas Safety Certificate.
10. A carbon monoxide detector has been installed.
11. The Landlord has ensured that the house is wind and watertight and in all other respects reasonably fit for human habitation.
12. The house meets the repairing standard as specified in Section 13 of the 2006 Act.

Reasons for Decision

13. 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 26 July 2019.
14. Following the re-inspection of the property on 4 November 2019 by the Ordinary Member of the Tribunal and after further correspondence with the Landlord's representative 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

Graham Harding
Legal Member and Chairperson

Date 6 January 2020