

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/RP/18/0040

Property Description: 3/1 64 Errol Gardens, Glasgow G5 0RS being the subjects registered in the Land Register under title number GLA171082
("The House")

The Parties:-

Miss Michelle Elliot, residing at the House
("the Tenant")

Miss Lorna Turnbull residing at 15 Ross Avenue, Perth PH1 1GZ (represented by her agent Domino Estates, 12 Minerva Way, Glasgow G3 8AU)
("the Landlord")

The First-tier Tribunal for Scotland (Housing and Property Chamber) ('the Tribunal') comprising: Joan Devine (Legal Member); Andrew Murray (Ordinary Member)

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 22 March 2018 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 apply 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 date 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 Joan Devine, Solicitor, Cornerstone, 107 West Regent Street, Glasgow G2 2BA, Chairing Member of the Tribunal, at Glasgow on 17 April 2018 before this witness:-

Charles Edward McAuley

Joan Devine

.....
(Witness)

.....
(Chairperson)

.....
(Name in Full)

Exchange Tower, 19 Canunary
Street, Edinburgh, EH3 8EH
.....
(Address)

Housing and Property Chamber

First-tier Tribunal for Scotland



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

**Statement of Reasons for Certificate of Completion of Work : Housing
(Scotland) Act 2006 Section 60 and Section 52 of the First-tier Tribunal for
Scotland Housing and Property Chamber Rules of Procedure 2016**

Chamber Ref: FTS/HPC/RP/18/0040

**Property Description: 3/1 64 Errol Gardens, Glasgow G5 0RS being the subjects
registered in the Land Register under title number GLA171082
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her agent Domino Estates, 12 Minerva Way, Glasgow G3 8AU)
("the Landlord")**

**The First-tier Tribunal for Scotland (Housing and Property Chamber) ('the
Tribunal') comprising: Joan Devine (Legal Member); Andrew Murray (Ordinary
Member)**

DECISION

The Tribunal, having made such enquiries as are fit for the purposes of determining whether the Landlord has complied with the Repairing Standard Enforcement Order dated 22 March 2018 (hereinafter referred to as the "RSEO") in terms of Section 26(1) of the Housing (Scotland) Act 2006 (hereinafter referred to as "the Act"), decided that the works specified in the RSEO have been completed to the satisfaction of the Tribunal, and grants a Certificate of Completion to the effect of discharging the RSEO. The Tribunal's decision is unanimous.

REASONS

1. Reference is made to the RSEO which required the Landlord to carry out the works specified therein within 21 days from the date of service of the RSEO.
2. Following the expiry of the time limit, the ordinary member carried out a re-inspection of the House on 13 April 2018 and prepared a report thereon dated 16 April 2018. A copy of the re-inspection report is annexed hereto.
3. The re-inspection carried out on 13 April 2018 disclosed that the works specified in the RSEO had been completed.
4. The Tribunal resumed consideration of the Application and determined that in view of the terms of the re-inspection report, it was not necessary to hold a hearing, and it determined to issue a Certificate of Completion to the effect of discharging the RSEO.

APPEAL

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.

.....17 April 2018.....

Date

Joan Devine

Legal Member

.....JOAN DEVINE.....

Full Name

Glasgow 17 April 2018
This is the re-inspection report referred
to in the foregoing statement of reasons
Joan Devine

Housing and Property Chamber
First-tier Tribunal for Scotland



Housing (Scotland) Act 2006: Re-inspection Report

Property: 64 Errol Gardens New Gorbals Glasgow

Case reference: FTS/HPC/RP/18/0040

Date of Re-Inspection: 13 April 2018

Members Present : Mr A Murray (ordinary member)

Landlord Agent : Ms Rosalind Phillips (Domino Estates)

Repairing Standard Enforcement Order (RSEO)

Works required by the RSEO:

1. To replace the damaged front entrance fire door with a compliant door

Works in the RSEO undertaken:

1. A new compliant self-closing fire door has been fitted.

Observations/comment;

The new self-closing fire door appears to be satisfactory and compliant with building standards. The specification of the new door was confirmed by Rosalind Phillips of Domino Estates by email on 11 April 2018 as a certified FD 30 fire door supplied by Messrs Howden Joinery Limited.

Photographs of the new door are shown below.

This report will be distributed to the parties and their representatives for their comment.



Front entrance door – view from common landing



Front entrance door – view from inside flat

Andrew Murray, FRICS, MIFireE

Date of report: 16 April 2018