

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/14/0012

Title no/Sasines Description: FFE28771

Property at 53 Grey Craigs, Cairneyhill, Fife KY12 8XN  
("The Property")

The Parties:-

Ms Carole Perrit formerly residing at 53 Grey Craigs, Cairneyhill, Fife KY12 8XN  
("the Tenant")

Mr Satwant Sidhu, 97 Glenbervie Road, Kirkcaldy, Fife KY2 6XT  
("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 12 May 2014 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 15 September 2019 before this witness:-

**J O'Neill**

witness

**G Harding**

Chairperson

JENNIFER O'NEILL name in full

20 RIVERSIDE MANOR Address

RIVERSIDE DRIVE

ABERDEEN, AB10 7GR

# Housing and Property Chamber First-tier Tribunal for Scotland

---



**First-tier Tribunal for Scotland (Housing and Property Chamber)5<sup>th</sup>**

**Decision: Housing (Scotland) Act 2006 (“the 2006 Act”), Section 60**

**Chamber Ref: PRHP/RP/14/0012**

**Title no/Sasines Description: FFE28771**

**Property at 53 Grey Craigs, Cairneyhill, Fife KY12 8XN  
 (“The Property”)**

**The Parties:-**

**Ms Carole Perrit formerly residing at 53 Grey Craigs, Cairneyhill, Fife KY12  
8XN  
 (“the Tenant”)**

**Mr Satwant Sidhu, 97 Glenbervie Road, Kirkcaldy, Fife KY2 6XT  
 (“the Landlord”)**

**Tribunal Members**

**Graham Harding (Legal Member)  
David Lawrie (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 16 August 2019 together with the reasons for the Decision of the Tribunal and the Repairing Standard Enforcement Order dated 16<sup>th</sup> and 12<sup>th</sup> May 2014 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 has ensured that the double socket, under cabinet lighting and spot light in the kitchen are in proper working order.

5. The Landlord has removed items not belonging to the tenant situated in the back garden and lane to ensure that the property is reasonably fit for human habitation.
6. The Landlord has produced a current gas safe certificate for the gas installations in the property.
7. The Landlord has produced a copy of a current electrician's report on the installations and supply of electricity within the property.
8. The Landlord has ensured that the living room radiator is in proper working order.
9. The Landlord has rectified the source of the water ingress under the floor in the hall area.
10. The Landlord has ensured that the bathroom window is in a reasonable state of repair and in proper working order.
11. The house meets the repairing standard as specified in Section 13 of the 2006 Act.


#### Reasons for Decision

12. Reference is made to the full terms of (i) the Decision of the Tribunal and (ii) the Repairing Standard Enforcement Order dated 12<sup>th</sup> and 16<sup>th</sup> May 2014.
13. Following the second re-inspection of the property on 16 August 2019 by the Ordinary Member of the Tribunal 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 15 September 2019