

# Housing and Property Chamber

## First-tier Tribunal for Scotland

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

**Certificate of completion of work: Housing (Scotland) Act 2006 Section 60**

**Chamber Reference:** PRHP/RP/16/1031

**Title Number:** ELN8287

**Property Address:** 3 Forth View Walk, Tranent EH33 1FE

**The Parties:-** Jean Martin, Frank Martin, Holly Aydin, Peter Martin and  
Zoe Cairns ("the tenants")

Maxine Kirkwood, The Mason Arms, St Mellons Road,  
Marshfield, Cardiff DF3 2TX ("the landlord")

**Tribunal members:** Mark Thorley, Chairperson  
Susan Napier, Ordinary Member

The First-tier Tribunal for Scotland (Housing and Property Chamber "the Tribunal") having so determined on 1 March 2018, hereby grant certification that the work required by the Repairing Standard Enforcement Order relative to the property served on 17 March 2017, has been completed, with effect from the date of service of this Certificate and the relative Decision accordingly the said RSEO relative to this property has been discharged.

M Thorley

Signed.....

Date..... 12.3.18

Chairperson

# Housing and Property Chamber

## First-tier Tribunal for Scotland

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First-tier For Scotland (Housing and Property Chamber)

**Statement of Decision to Certify that the work required by a Repairing Enforcement Order has been completed: Housing (Scotland) Act 2006, Section 60**

**Chamber Reference:** PRHP/RP/16/1031

**Title Number:** ELN8287

**Property Address:** 3 Forth View Walk, Tranent EH33 1FE

**The Parties:-** Jean Martin, Frank Martin, Holly Aydin, Peter Martin  
and Zoe Cairns (“the tenants”)

Maxine Kirkwood, The Mason Arms, St Mellons Road,  
Marshfield, Cardiff DF3 2TX (“the landlord”)

**Tribunal Members:** Mark Thorley (Chairperson) and Susan Napier  
(Ordinary Member)

### **Decision**

The First-tier Tribunal for Scotland (Housing and Property Chamber “the Tribunal”) decided to certify that the work required by the Repairing Standard Enforcement Order (“RSEO”) of 17 March 2017 has been completed with effect from the date of service of this decision, and the relative certificate under Section 60.

### **Findings; reasons for decision**

1. Reference is made to the tribunal’s determination of the case, and the RSEO.
2. The property was re-inspected by Ordinary (Surveyor) Member on 12 January 2018. Reference is made to her re-inspection report of that date. She found that as at that date a Gas Safety Certificate had been provided by the landlords. The safety check had been undertaken by Scottish Gas and the Certificate was dated 27 May 2017.

3. The Certificate states that the gas fire in the livingroom is not safe and that the front coal is broken and there are no instructions. Scottish Gas advise on the Certificate that they turned off the fire, labelled it and gave a warning notice.
4. On re-inspection no labels were seen on the fire and no instructions or warning notices in the property.
5. The Certificate states the boiler has been checked and that the appliance was safe. The tenant confirmed that the boiler was working satisfactorily.
6. Subsequently by email dated 19 February 2018 the landlords provided a Gas Safety Certificate in relation to the gas fire in the livingroom. In terms of that Certificate dated 14 February 2018 it was confirmed that the gas fire was in working order and had passed all safety checks.
7. Accordingly, in the circumstances, the tribunal has decided to certify that the work required by the RSEO has been completed. The Section 60 certificate is referred to for its terms.
8. The decision of the tribunal was unanimous.
9. In terms of Section 63 of the Housing (Scotland) Act 2006 this decision, and the variation, have effect from the date on which it is served.

M Thorley

Signed...

Date.....14.3.18.....

Chairperson