

Housing and Property Chamber

First-tier Tribunal for Scotland



Certificate of Completion of the First-tier Tribunal for Scotland (Housing and Property Chamber) under section 60(5) of the Housing (Scotland) Act 2006

Chamber Ref: FTS/HPC/RP/18/3495

Title no: DMB74837

28 Craighton Avenue, Milngavie, Glasgow, G62 7SX being the subjects registered in the Land Register of Scotland under Title Number DMB74837 ('The Property')

The Parties:-

Alistair Goold and Liza Goold residing together at British International School of Jeddah, Teacher Compound, Al Muhammiditah District, Jeddah, 21442, Saudi Arabia and sometime residing at 62 Causeyside Street, Paisley, PA1 1YW ('the Landlords').

Caitlin Munro residing at 28 Craighton Avenue, Milngavie, Glasgow, G62 7SX ('the Tenant').

Raymond Heath, East Dunbartonshire CAB, 11 Alexandra Street, Kirkintilloch, G66 1HB ('the Tenant's Representative').

The First-tier Tribunal for Scotland (Housing and Property Chamber) ('the Tribunal') comprising: Jacqui Taylor (Legal Member) and Andrew McFarlane (Ordinary Member).

CERTIFICATE OF COMPLETION

The Tribunal hereby certifies that the works required by the **Repairing Standard Enforcement Order** dated 13th March 2019 ('RSEO') which required the Landlord to:

1. Repair the dampness in the Property to render the Property water tight and in particular carryout repairs necessary to supply and install the following (where not already undertaken) and provide confirmation from a specialist that work has been completed:-

- 1.1 To Kitchen and Bathroom; in external wall SA25 SELV Data 4" fan, trickle and boost 25l, pull cord boost, humidity boost and 5 week data logging facility or equal.

Locate intelligent remote sensor between moisture source and door leading out of room.

1.2 To Main Bedroom; in external wall 100mm wall mounted passive ventilator PV100 or equal.

1.3 To areas affected by mould growth; apply 2 coats of sterilising solution and finish with 2 coats of anti-mould paint extending 500mm beyond affected area.

1.4 Strip and replace window surrounds affected by mould growth.

1.5 Strip and replace sealants around windows with mould resistant sealant to areas affected by mould growth.

1.6 Strip and replace bath sealant with mould resistant sealant to areas affected by mould growth.

2. Overhaul all opening sashes to windows to ensure neoprene sealing gaskets between sash and frame are intact and secured in place sufficient to ensure they seal properly without either requiring to be held in place or adjusted following closure.

3. Overhaul latch locks of the internal doors to ensure when door is closed the door leaf is secured against the facings. (If latch locks cannot be overhauled fit another form of restraint such as a ball catch.)

4. Repair or replace kitchen sink base unit to ensure there is an intact, properly supported base, intermediate shelf and back panel. Properly form holes for the passage of water supply and drainage pipes and seal around as required. Repair or replace the kitchen drawer unit and kitchen wall unit to render it in proper working order.

5. Exhibit a compliant Electrical Installation Condition Report (EICR) by a suitably qualified and registered electrician to cover modifications to electrical system carried out since EICR issued. (New Consumer Control Unit and new extract fans).

6. Exhibit a valid current and compliant Gas Safety Certificate for the Property by a suitably qualified Gas Safe registered engineer to address the state of repair and working order of all gas appliances and installations in the Property.
7. Fill holes around socket outlet on Kitchen wall to secure compliance with regulations relating to electrical installations.
8. Fill the hole in the external wall of the bathroom below the window sill.
9. Fill the hole in the plaster in the smaller front bedroom.
10. Repair or replace the missing section of skirting between the doors to the Kitchen and third Bedroom.
11. Secure or replace light switch for Bathroom light located in Hall.
12. Secure or replace ceiling mounted light fitting in Kitchen.

Have been **Completed and the RSEO has been discharged.**

Appeals

A landlord, tenant or third party applicant aggrieved by the decision of the tribunal may appeal 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 day on which the appeal is abandoned or so determined.

In Witness whereof these presents typewritten on this and the preceding page are executed by Jacqui Taylor, Solicitor, Chairperson of the Tribunal at Glasgow on 12th February 2020 before the undernoted witness:

Signed.....

Chairperson

J McAnulty

.....

.....**witness:**

Julie McAnulty

Glasgow Tribunal Centre

20 York Street

Glasgow

G2 8GT