

Housing and Property Chamber First-tier Tribunal for Scotland



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

Determination: Statement relative to Certificate of Completion of work issued under Section 60 of the Housing (Scotland) Act 2006 (the 2006 Act).

Case Reference FTS/HPC/RP/21/0710

Miss Emma Mulgrew and Mr Callum Miller, Flat 102, 5 Elfin Square, Edinburgh, EH11 3BF (“the Tenants”)

Spindlehawk Ltd, a company incorporated under the Companies Acts and having its registered office at 3rd Floor, Building 2, Universal Square, Manchester, M12 6JH (“the Landlord”)

Flat 102, 5 Elfin Square, Edinburgh, EH11 3BF registered in the Land Register under Title Number MID214715 (“the Property”).

Tribunal Members: Martin McAllister, Solicitor, (Legal Member) and Andrew Murray, Chartered Surveyor, (Ordinary Member) (“the tribunal”).

Background:

1. On 30th August 2021 the First-tier tribunal for Scotland (Housing and Property Chamber) made a repairing standard enforcement order (RSEO) in respect of the property.
2. The RSEO was in the following terms:

**The Landlord is to rectify the water ingress to the living room of the Property, make good any damage caused to the ceiling, wall, floor and floor covering and reinstate the décor.
The works require to be completed by 30th September 2021.**
3. On 20th January 2022, the tribunal varied the RSEO and stated that it had to be complied with by 31st March 2022.
4. On 5th May 2022, the Landlord’s representative submitted a response form to the Tribunal which stated: *“work was completed on 11th February 2022 and confirmed with the tenants 3 months has elapsed with no return of the leak and no complaints from the tenants.”*

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day on which the appeal is abandoned or so determined.

M McAllister

Martin J. McAllister, Solicitor,
Legal Member
19th May 2022