

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/16/0118

Title no/Sasines Description:

All and Whole the dwelling house known as 25 Herd Green, Livingston, West Lothian EH54 8PU more particularly described in Land Certificate WLN25625 ("The Property")

The Parties:-

Keith Montgomery, residing formerly at the House ("the Tenant")

Niel Friis-Jorgensen, 132 St Stephen Street, Edinburgh EH3 5AA ("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 dated 29 September 2016 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 John Miller McHugh, solicitor, 65 Haymarket Terrace, Edinburgh, chairperson of the tribunal at Edinburgh on 10 January 2017 before this witness:-

J McHugh

L Kemp Chairperson

witness

Lewis Kemp name in full

65 Haymarket Terrace, Edinburgh EH12 5HD Address

Housing and Property Chamber

First-tier Tribunal for Scotland



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

STATEMENT OF DECISION: Housing (Scotland) Act 2006 Section 24 (1)

Chamber Ref: PRHP/RP/16/0118

**25 Herd Green, Livingston, West Lothian EH54 8PU
("The Property")**

The Parties:-

Keith Montgomery, residing formerly at the Property ("the Tenant")

Niel Friis-Jorgensen, 132 St Stephen Street, Edinburgh EH3 5AA ("the Landlord")

Tribunal Members

John McHugh, Chairperson

Robert Buchan, Surveyor Member

Decision

The First-tier tribunal for Scotland (Housing and Property Chamber) ("the Tribunal"), having carried out a further inspection of the House determined that the work required by the Repairing Standard Enforcement Order dated 29 September 2016 ("the RSEO") had been completed and resolved to issue a Certificate of Completion of Work.

The decision of the Tribunal Members was unanimous.

Background

The RSEO required the Landlord to complete the following work within 60 days of service of the RSEO:

To repair or replace the double wooden doors in the dining area of the kitchen such that there is present a door or doors which are in sound condition, reasonably weatherproof and reasonably draught proof.

Reasons for the Decision

On 16 December 2016, the Surveyor Member carried out a re-inspection of the Property.

At the re-inspection it was observed that the old double door had been replaced with a new UPVC framed, double glazed, double door. Photographs taken at the re-inspection are produced.

Accordingly, all works required by the RSEO have been completed.

Right of 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.

Effect of section 63

Where such an appeal is made, the effect of the decision and of the order is suspended until the appeal is abandoned or finally determined, and where the appeal is abandoned or finally determined by confirming the decision, the decision and the order will be treated as having effect from the day on which the appeal is abandoned or so determined.

J McHugh

Signed

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Date

10/1/17

Chairperson

Housing and Property Chamber

First-tier Tribunal for Scotland



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

Re-inspection report

Date of inspection: 16th December 2016

Chamber Ref: HPC/RP/16/0118



Property: 25 Herd Green, Livingston, West Lothian, EH54 8PU

Surveyor: Robert Buchan, FRICS

Access: Full access was provided

In attendance: Anna Reperowicz, agent on behalf of the landlord.

Repairing Standard Enforcement Order (RSEO)

Works required by the RSEO:

To repair or replace the double wooden doors in the dining area of the kitchen such that there is present a door or doors which are in sound condition, reasonably weatherproof and reasonably draught proof.

Works in the RSEO undertaken:

The old double door has been replaced with a new upvc framed, double glazed double door.

Photographs were taken on the day of inspection and are attached.

Robert Buchan, FRICS

Date of report: 16th December 2016

Photographs taken during the inspection of
25 Herd Green, Livingston, West Lothian, EH54 8PU



Exterior showing new door

Photographs taken during the inspection of
25 Herd Green, Livingston, West Lothian, EH54 8PU



Interior of new door

Photographs taken during the inspection of
25 Herd Green, Livingston, West Lothian, EH54 8PU



Detail of new door