

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/RT/17/0144

Title no: REN20633

1/2, 7 Orchard Street, Paisley, PA1 1UY ('The House')

The Parties:-

Renfrewshire Council, Renfrewshire House, Cotton Street, Paisley, PA1 1BR ('the Third Party Applicant').

Asghar Ali, 28 Leven Street, Pollokshields, Glasgow, G41 2JE ('the Landlord').

Matthew Scott residing at 1/2, 7 Orchard Street, Paisley, PA1 1UY ('the Tenant').

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

CERTIFICATE OF COMPLETION

1. The Tribunal hereby certifies that the works required by the **Repairing Standard Enforcement Order** dated 5th July 2017 ('RSEO') which required the Landlord to:

'1. To install smoke and heat detectors in the House as follows:

- (a) One functioning smoke alarm in the living room;*
- (b) one functioning smoke alarm in the hall;*
- (c) one heat alarm in the kitchenette, and*
- (d) all alarms should be interlinked.*

2. Replace the missing internal front door handle, the internal living room handle and the external bedroom door handle.'

Have been **Completed**.

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 Irvine on 31st October 2017 before the undernoted witness:

Signed..... J Taylor Date 31st October 2017
Chairperson

....witness:
Keirsten Byrne, 65, High Street, Irvine

Housing and Property Chamber

First-tier Tribunal for Scotland



Statement of Decision 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/RT/17/0144

Title no: REN20633

1/2, 7 Orchard Street, Paisley, PA1 1UY ('The House')

The Parties:-

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Asghar Ali, 28 Leven Street, Pollokshields, Glasgow, G41 2JE ('the Landlord').

Matthew Scott residing at 1/2, 7 Orchard Street, Paisley, PA1 1UY ('the Tenant').

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

Decision

The Tribunal determined that the works specified in the Repairing Standard Enforcement Order had been completed and the order should be certified as having been completed.

Background

1. The Tribunal issued a Repairing Standard Enforcement Order ('RSEO') in respect of the Property which required the Landlord to:-

'1. To install smoke and heat detectors in the House as follows:

- (a) One functioning smoke alarm in the living room;*
- (b) one functioning smoke alarm in the hall;*
- (c) one heat alarm in the kitchenette, and*
- (d) all alarms should be interlinked.*

2. *Replace the missing internal front door handle, the internal living room handle and the external bedroom door handle.'*

2. The Tribunal ordered that the works specified in the RSEO were to be carried out and completed by 18th August 2017.
3. On 27th September 2017 the Ordinary Surveyor Member of the Tribunal carried out an inspection of the House for the purpose of ascertaining whether the said repairs required by the RSEO had been completed. He found that all works had been satisfactorily completed. His inspection report dated 27th September 2017 is annexed and executed as relative hereto.

Decision

4. The Tribunal being satisfied that the terms of the RSEO had been satisfactorily completed determined to certify that the terms of the RSEO had been completed.
5. The decision of the Tribunal was a unanimous decision.

6. 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.

J Taylor

Signed.....
Chairperson

..... Date 31st October 2017

Housing and Property Chamber

First-tier Tribunal for Scotland



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

RE-INSPECTION REPORT



*This is the reinspection
report referred to in the
foregoing statement dated
31/10/17.*

J Taylor

PROPERTY: 1 / 2, 7 Orchard Street, Paisley PA1 1UY

HPC REF No: FTS/HPC//RT/17/0144

SURVEYOR: Mike Links

IN ATTENDANCE: Ashgar Ali (Landlord) and Matthew Scott (Tenant)

WEATHER: Dry and overcast.

ACCESS:

I re-inspected the property on Wednesday, 27 September 2017 at 9.55 am.

RSEO:

The following works are required by the RSEO following on from the inspection and Hearing on 28th June 2017.

1. To install smoke and heat detectors in the House as follows:
 - (a) One functioning smoke alarm in the living room;
 - (b) one functioning smoke alarm in the hall;
 - (c) one heat alarm in the kitchenette, and
 - (d) all alarms should be interlinked.
2. Replace the missing internal front door handle, the internal living room handle and the external bedroom door handle.

WORKS IN RSEO UNDERTAKEN:

All works have been completed satisfactorily.

WORKS IN RSEO OUTSTANDING:

None.

RECOMMENDATION:

Once the re-inspection report is forwarded to the Landlord, Third Party and Tenant for comment the Tribunal will then decide what further action is required.

Mike Links

Ordinary Member (Surveyor)

Housing and Property Chamber

Date: 27th September 2017

Photograph Schedule



Missing door handle—Bedroom



Replaced door handle----Bedroom (27/09/17)



Missing door handle ---living room



Replaced door handle---living room (27/09/17)



Missing door handle--- front door



Replaced door handle---front door (27/09/17)



Smoke detector---hall (27/09/17)



Smoke detector---living room. (27/09/17)



Heat detector---kitchenette. (27/09/17)