



**Certificate of Completion of Work
Issued by the Private Rented Housing Committee
Under Section 60 of the Housing (Scotland) Act 2006**

prhp Ref: prhp/rp/14/0029

Re : Property at 2/2, 272, Crow Road, Glasgow G11 7LB ("the Property")

Title No: GLA58736

The Parties:-

Ms. Carolyn Jean Aird, residing at 15 Crow Road, Glasgow G11 7SH, ("the Landlord") per her Agent , Countrywide Residential Lettings, 4 Kersland Street, Glasgow G12 8BL

Mrs. Teresa Mallon, residing at 2/2, 272, Crow Road, Glasgow G11 7LB ("the Tenant")

CERTIFICATE OF COMPLETION

The Private Rented Housing Committee hereby certifies that the work required by the Repairing Standard Enforcement Order relative to the Property dated 23 July 2014 has been completed. Accordingly, the said Repairing Standard Enforcement Order relative to the Property has been discharged.

A landlord or a tenant aggrieved by this decision of the Private Rented Housing Committee may appeal to the Sheriff by summary application within 21 days of being notified of the decision.

In witness whereof these presents are signed by Karen Moore, Solicitor, 18 Beaumont Gate, Glasgow G12 9ED, chairperson of the Private Rented Housing Committee at Glasgow on 21 October 2014 before this witness, Norman William Moore, Solicitor, of 18 Beaumont Gate, Glasgow G12 9ED

Karen Moore

W Moore *Witness*

Chairperson



**Statement of Decision of the Private Rented Housing Committee
under Section 60 (5) of the Housing (Scotland) Act 2006**

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Mrs. Teresa Mallon, residing at 2/2, 272, Crow Road, Glasgow G11 7LB ("the Tenant")

Decision

The Committee, having made such enquiries as they saw fit for the purposes of determining whether the Landlord had complied with the Repairing Standard Enforcement Order dated 24 July 2014 in respect of the Property, and, taking account of the subsequent inspection of the Property, determined that the Landlord has complied with the terms of the said Repairing Standard Enforcement Order and so the Committee resolved to issue a Certificate of Completion in respect of the works required by the said Repairing Standard Enforcement Order.

Background

1. On 24 July 2014, the Private Rented Housing Committee ("the Committee") determined that the Landlord had failed to comply with the duty imposed by Section 14 (1) (b) of the Housing (Scotland) Act 2006 ("the Act").
2. The Committee placed a Repairing Standard Enforcement Order dated 23 July 2014 on the Property. The Repairing Standard Enforcement Order required the Landlord to :-
 - i. instruct inspection of the electrical installation in the Property by a suitably qualified electrician and to submit to the Committee a Report by the person who carried out the inspection on the findings of the inspection which Report should also address adequacy of provision of fire and smoke detection and
 - ii. carry out such works as are found necessary as a result of the independent inspection.
3. On 19 August 2014, the Landlord's Agent submitted by email a Domestic Installation Condition Report which Report categorised the condition of the Property as satisfactory. The Landlord's Agent advised the Committee by email that an additional smoke detector

had been installed in living room, a heat detector installed in kitchen of the Property and that both alarms are interlinked as required to comply with regulations.

4. On 22 September 2014, the surveyor member of the Committee inspected the Property and by written Reinspection Report dated 7 October 2014 advised the Committee that there were mains powered smoke detectors fitted in the living room and hall, with heat detector in the kitchen, which satisfied the requirements of the Repairing Standard Enforcement Order.
5. Accordingly, the Committee resolved that Repairing Standard Enforcement Order had been complied with in full and that a Certificate of Completion under Section 60(5) of The Act would be issued.

Decision.

The decision of the Committee was to grant a Certificate of Completion under Section 60(5) of The Act. This decision was unanimous.

Right of Appeal

In terms of Section 63 of the Act, a landlord or a tenant aggrieved by the decision of the Private Rented Housing Committee may appeal to the Sheriff by summary application within 21 days of being notified of that decision.

Effect of Section 63 of the Act

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.

Karen Moore

Chairperson

21 October 2014