

## CERTIFICATE OF COMPLETION OF WORK

Issued by the Private Rented Housing Committee

Under Section 60 of The Housing (Scotland) Act 2006

**PRHP Reference: PRHP/ G65/126/12**

Property at 25 Park Lane, Kilsyth, Glasgow, G65 0JH ("the property")

Land Register Title No: STG7768

The Parties:-

Barbara Josephine Caldwell, residing at 25 Park Lane, Kilsyth, Glasgow, G65 0JH ("the tenant")

And

Thomas Harkins and Mrs Anna Harkins, residing at 38 Arden Grove, Kilsyth, G65 9NU ("the landlords")

### 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 26<sup>th</sup> October 2012 has been completed. Accordingly, the said Repairing Standard Enforcement Order relative to the Property has been discharged.

**A landlord or 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 that decision.**

In witness whereof these presents are executed by James Bauld, Solicitor, 7 West George Street, Glasgow G2 1BA, Chairperson of the Private Rented Housing Committee at Glasgow on 23 September 2013 before this witness:

Signed **J Bauld**  
Chairperson

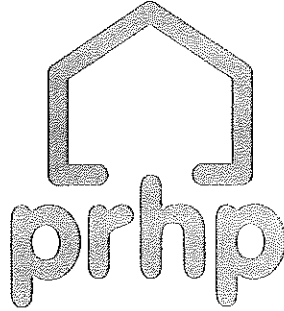
Date *24 Septemb. 2013*

Signature of Witness **G Williams**

Date *24/9/13*

Name: *GILLIAN WILLIAMS*  
Address: 7 West George Street, Glasgow, G2 1BA

Designation *SENIOR COURT ADMINISTRATOR*



## **Determination by Private Rented Housing Committee**

Statement of Decision of the Private Rented Housing Committee

(Hereinafter referred to as "the Committee")

Under Section 24(1) of the Housing (Scotland) Act 2006

Case Reference Number: PRHP/G65/126/12

Re:- Property at 25 Park Lane, Kilsyth, Glasgow, G65 0JH ("**the property**")

Land Register Title No: **STG7768**

The Parties:-

Barbara Josephine Caldwell, residing at 25 Park Lane, Kilsyth, Glasgow, G65 0JH ("**the tenant**")

And

Thomas Harkins and Mrs Anna Harkins, residing at 38 Arden Grove, Kilsyth, G65 9NU ("**the landlord**")

### **Decision**

The Committee having made such enquiries as they see fit for the purpose of determining whether the landlord has complied with the terms of the Repairing Standard Enforcement Order dated 26<sup>th</sup> October 2012 (hereinafter referred to as the RSEO) in terms of Section 26(1) of the Housing (Scotland) Act 2006 and taking account of all representations received from the landlord and the tenant are satisfied that the work required by the RSEO has been completed and accordingly determine to issue a Certificate of Completion.

### **Background:-**

1. Reference is made to the committee's determination on 26<sup>th</sup> October 2012 that the property did not meet the repairing standard and the issue on that date of a RSEO.
2. Subsequent to the issue of the RSEO the committee's surveyor re-inspected the property on 20<sup>th</sup> November 2012. At that date, the surveyor's view was that the works required in

terms of the RSEO had not been completed. Parties were notified of the surveyor's view and responses were received. The Committee determined that a further hearing should be held on 27<sup>th</sup> February 2013 to determine whether the works had been completed.

3. Prior to the date of that hearing, further correspondence was received from the tenant indicating that the relevant works had been completed. The hearing set for 27<sup>th</sup> February 2013 was accordingly postponed.
4. Subsequently further correspondence was entered into between the Committee and the parties. On 30<sup>th</sup> August 2013 the committee wrote to the tenant asking the tenant to confirm whether all works had been completed.
5. By email dated 1<sup>st</sup> September 2013, the tenant's son, who acted as a representative, confirmed that all works in terms of the RSEO had been completed.
6. Accordingly the Committee found that the work required by the RSEO had been completed and proceeded to grant a Certificate of Completion.
7. The decision of the Committee was unanimous.

#### Rights of Appeal

8. A landlord or tenant aggrieved by the decision of the Committee may appeal to the Sheriff by summary application within 21 days of being notified of that decision.
9. The appropriate respondent in such appeal proceedings is the other Party to the proceedings and not the PRHP of the Committee which made the decision.

#### Effects of Section 63

10. Where such an appeal is made, the effect of the decision and of any Order made in consequence of it is suspended until the appeal is abandoned or finally determined.
11. Where the appeal is abandoned or finally determined by confirming the decision, the decision and the Order made in consequence of it are to be treated as having effect from the day on which the appeal is abandoned or so determined.

**J Bauld**

Signed.....

James Bauld, Chairperson

Date 24 September 2013

**G Williams**

Signature of Witness.....

Date 24/9/13

Name: GILLIAN WILLIAMS

Address: 7 West George Street, Glasgow, G2 1BA

Designation: SENIOR COURT ADMINISTRATOR