



**Certificate of Completion of work**

**Issued by the Private Rented Housing Committee**

**Under section 60 of the Housing (Scotland) Act 2006**

**Re 22 Traquair Avenue, Paisley, being the subjects registered in the land Register of Scotland under Title Number REN63480 ('the Property')**

**The Parties:-**

**Ross O'Donnell, sometime residing at 22 Traquair Avenue, Paisley ('The Tenant')**

**Originally Thomas Johnstone Adleigh and Kim Marina Adleigh residing sometime at 22 Traquair Avenue, Paisley and now James Clark represented by McAuley McCarthy & Co, Solicitors, 58-60 High Street, Renfrew, PA4 8QP ('The Landlord')**

**CERTIFICATE OF COMPLETION**

The Private Rented Housing Committee hereby certifies that the work required by the **Repairing Standard Enforcement Order** relative to the Property has been completed.

**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 that decision.**

**J Taylor**

Signed..... Date 10<sup>th</sup> June 2013  
Chairperson

**K Byrne**..... Witness

Keirsten Byrne  
65 High Street  
Irvine  
KA12 0AL



**DETERMINATION BY PRIVATE RENTED HOUSING COMMITTEE  
Statement relative to Certificate of Completion of work issued by  
the Private Rented Housing Committee under section 60 of the  
Housing (Scotland) Act 2006**

Re 22 Traquair Avenue, Paisley, being the subjects registered in the land Register of Scotland under Title Number REN63480 ('the Property')

The Parties:-

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**NOTICE TO  
James Clark**

**Background**

1. On 9<sup>th</sup> March 2012 the Private Rented Housing Committee ('the Committee') issued a Repairing Standard Enforcement Order ('RSEO') in respect of the Property. The RSEO required the Landlord to:-
  - (a) Eradicate the dampness in the porch ceiling and carry out necessary redecoration.
  - (b) Carry out any necessary repairs to render the boiler and central heating system in proper working order.
  - (c) On completion of the works specified in paragraph (2) hereof to exhibit a valid Gas Safety Certificate confirming that installation is safe and free from defects.
2. On 25<sup>th</sup> April 2013 the surveyor member of the Committee inspected the property and found as follows:-
  - (a) A new upvc porch with pitched, tiled roof has replaced the previous timber porch with felt flat roof.
  - (b) The new tenant, Susanne Baxter, confirmed that she is satisfied with the performance of the boiler and central heating system. The boiler exhibits an out-of-date sticker stating that the boiler was inspected on 16 December 2011 and the next inspection is due on 16 December 2012.
  - (c) No Gas Safety Certificate was available at the re-inspection.
3. On 4<sup>th</sup> June 2013 McAuley McCarthy Solicitors sent a fax to the PRHP offices with the current valid Gas Safety Certificate dated November 2012.
4. Thereafter the Committee agreed that the works required by the RSEO had been completed and the appropriate Certificate of Completion in terms of Section 60 Housing (Scotland) Act 2006 should be issued.

**Right of Appeal**

5. A landlord or 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**

- 6 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 Taylor**

Signed .....  
Chairperson

.....Date 10<sup>th</sup> June 2013