



Certificate of Completion of work

Issued by the Private Rented Housing Committee

Under section 60 of the Housing (Scotland) Act 2006

Re Ground floor flat, 343 Croftfoot Road, Glasgow, G44 5LN being the subjects registered in the land Register of Scotland under Title Number GLA52471 ('the Property')

The Parties:-

Mrs Alexa O'Hara residing sometime at 343 Croftfoot Road, Glasgow, G44 5LN ('The Tenant')

Karen Park residing at 351 Croftfoot Road, Glasgow and Alan Alexander Sneddon residing at 353 Croftfoot Road, Glasgow ('The Landlords')

NOTICE TO

Karen Park residing at 351 Croftfoot Road, Glasgow and Alan Alexander Sneddon residing at 353 Croftfoot Road, Glasgow

CERTIFICATE OF COMPLETION

The Private Rented Housing Committee hereby certifies that the work required by the **Repairing Standard Enforcement Order** (as Varied) 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 9th October 2013
Chairperson

K Byrne

Keirsten Byrne Witness

Keirsten Byrne
65 High Street
Irvine
KA12 0AL



Notice of a decision to Vary

A Repairing Standard Enforcement Order

Ordered by the Private Rented Housing Committee

Re Ground floor flat, 343 Croftfoot Road, Glasgow, G44 5LN being the subjects registered in the land Register of Scotland under Title Number GLA52471 ('the Property')

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The Private Rented Housing Committee having inspected the Property determined that The **Repairing Standard Enforcement Order is VARIED** to the effect that the requirement to redecorate is REVOKED.

Subsection 25(3) of the Housing (Scotland) Act 2006 does apply in this case.

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.

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

J Taylor

Signed..... Date 9th October 2013
Chairperson

K Byrne witness: KEIRSTEN BYRNE, 65, High Street, Irvine



DETERMINATION BY PRIVATE RENTED HOUSING COMMITTEE

Statement relative to Variation of Repairing Standard Enforcement Order issued by the Private Rented Housing Committee under Section 25 of the Housing (Scotland) Act 2006 and Certificate of Completion of work issued by the Private Rented Housing Committee under section 60 of the Housing (Scotland) Act 2006

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The Parties:-

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NOTICE TO

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Background

1. The Private Rented Housing Committee ('the Committee') had issued a Repairing Standard Enforcement Order ('RSEO') in respect of the Property which required the Landlords:

'To carry out such work as is necessary for the purposes of ensuring that the Property meets the repairing standard and that any damage caused by the carrying out of any work in terms of this Order is made good.

In particular the Private Rented Housing Committee required the Landlords to:-

- (1) Eradicate the dampness in the Living room, Kitchen, Bathroom and Hall and carry out necessary redecoration.*
 - (2) Repair the leaking water pipe at the wash hand basin in the bathroom.'*
2. On 5th August 2013 the surveyor member of the Committee inspected the property and found that the required works had been satisfactorily completed, with the exception of the redecoration works, which was partly completed and which the Landlords confirmed would be completed promptly.
 3. Thereafter the Committee agreed that a further reinspection to ascertain that the redecoration works had been completed was not required. The Committee agreed to vary the RSEO to revoke the requirement to redecorate. The Committee also agreed that the remaining 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

4. **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

- 5 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.

Signed **J Taylor** Date ¹⁴ 9 October 2013
Chairperson