



**Certificate of completion of work issued by the Private Rented Housing Committee
under Section 60 of the Housing (Scotland) Act 2006**

Ref prhp/rp/15/0282

In respect of an application dated 18 October 2015 lodged in terms of Section 22(1) of the Housing (Scotland) Act 2006 by James McNeil Wilson of 16 Mansfield Park, Kirkhill, Inverness, IV5 7ND ("the Tenants' Representative") on behalf of Joanna Chiang and Natalie Horn residing at that date at 41 Roslea Drive Glasgow G31 2QR ("the Tenants") against Jane Cerexhe or Kelleher ("the Landlord")

Re: 41 Roslea Drive Glasgow G31 2QR ("the Property") registered in the Land Register of Scotland under title number GLA10017

Committee Members

Karen Moore (Chairperson)

Mike Links (Surveyor Member)

Certificate of Completion

Private Rented Housing Committee hereby certifies that the work required by the Repairing Standard Enforcement Order dated 15 January 2016 in respect of the Property has been completed. Accordingly, the said Repairing Standard Enforcement Order has been discharged.

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.

In witness whereof :-these presents typewritten on this page are executed by Karen Moore, Solicitor, Glasgow, Chairperson of the Private Rented Housing Committee at Glasgow on 11 April 2016 before this witness Norman William Moore, Solicitor, Cumbernauld.

N Moore *Witness* **K Moore**



**Determination by Private Rented Housing Committee
Statement of Decision of the Private Rented Housing Committee issued under
Section 24(1) of the Housing (Scotland) Act 2006**

Ref prhp/rp/15/0282

In respect of an application dated 18 October 2015 lodged in terms of Section 22(1) of the Housing (Scotland) Act 2006 by James McNeil Wilson of 16 Mansfield Park, Kirkhill, Inverness, IV5 7ND ("the Tenants' Representative") on behalf of Joanna Chiang and Natalie Horn residing at that date at 41 Roslea Drive Glasgow G31 2QR ("the Tenants") against Jane Cerexhe or Kelleher ("the Landlord")

Re: 41 Roslea Drive Glasgow G31 2QR ("the Property") registered in the Land Register of Scotland under title number GLA10017

Committee Members

Karen Moore (Chairperson)

Mike Links (Surveyor Member)

Decision

The Committee determined to discharge the Repairing Standard Enforcement Order made by the Committee and dated 15 January 2016 in relation to the Property.

Factual Background

In terms of their decision dated 15 January 2016, the Private Rented Housing Committee determined that the Landlord had failed to comply with the duty imposed by Section 14 (1)(b) of the Housing (Scotland) Act 2006 and in particular that the Landlord had failed to ensure that the Property is wind and watertight and in all other respects reasonably fit for human habitation and made the following Repairing Standard Enforcement Order (RSEO):-

The Landlord must on or before 29 February 2016:-

- 1. Ensure that damp proofing works are carried out by a suitably qualified damp proofing contractor to ensure that the rising damp within the Property is eradicated;*

- 2. (a) Instruct an inspection by a licensed asbestos contractor of the artex ceiling in Bedroom 2 of the Property and (b) carry out such works as are found necessary as a result of the inspection;*

- 3. (a) Instruct an inspection by a suitably qualified building or plumbing contractor of both the common downpipe external to bedroom 2 and the penetrating dampness on an internal wall*

of bedroom 1 of the Property and (b) carry out such works as are found necessary as a result of the inspection and

4. Make good any internal plasterwork and décor damaged or disturbed as result of these works.

The Surveyor Member of the Committee re-inspected the Property on 7 March 2016 and found that all of the works required by the RSEO had been completed. Accordingly, the Committee determined to issue a Certificate of Completion.

Right of Appeal

The parties' attention is drawn to the terms of Section 64 (4) of the Act regarding their right to appeal and the time limit for doing so. It provides that a landlord or tenant aggrieved by a decision of a private rented housing committee may appeal to the Sheriff within a period of 21 days of being notified of the decision.

Where an appeal is made, the effect of the appeal is that the determination of the committee 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

K Moore

Karen Moore, Chairperson

Date 11 April 2016