



Certificate of Completion of Work

Issued by the Private Rented Housing Committee Under section 60 of the Housing (Scotland) Act 2006

Ref: PRHP/RP/16/0070

Re: Property at 10d Kelly Street, Greenock, PA16 8NF, being the subjects registered in the Land Register of Scotland under Title Number REN70745 ("the Property")

The Parties:-

Miss Charlene McMath, residing at 10d Kelly Street, Greenock, PA16 8NF ("the Tenant")

And

Mr Ross Cuffe and Mr James Cuffe, residing at 21 Ardgowan Street, Greenock, PA 16 8EG ("the Landlord") per their agent, Homefinders, Letting Agents, having a place of business at 111 West Blackhall Street, Greenock, PA15 1YD ("the Landlord's Agent")

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 19th May 2016 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 that decision.

In witness whereof these presents type written on this page only are executed by Andrew Stuart Cowan, Chairperson of the Private Rented Housing Committee at Glasgow on 30 August 2016 before this witness:-

A Cowan

Signed

Date 30 August 2016

..... Witness

Robina King, secretary, 7 West George Street, Glasgow, G2 1BA



Determination by Private Rented Housing Committee

**Decision to grant a Certificate of Completion of work
Under Section 60 of the Housing (Scotland) Act 2006**

Ref: PRHP/RP/16/0070

Re Property at: 10D Kelly Street, Greenock, PA16 8NF, being the subjects registered in the Land Register of Scotland under Title Number REN70745 ("the Property")

The Parties:-

Miss Charlene McMath, residing at 10D Kelly Street, Greenock, PA16 8NF ("the Tenant")

And

Mr Ross John Cuffe and Mr James Cuffe, ("the Landlords") per their agents, Homefinders, Letting Agents, having a place of business at 111 West Blackhall Street, Greenock, PA15 1YD ("the Landlords' Agent")

Decision

The Private Rented Housing Committee ("the Committee"), having made such enquiries as it saw fit for the purposes of determining whether the Landlords have complied with the terms of the Repairing Standard Enforcement Order (RSEO) dated 19th May 2016 in relation to the Property concerned, determine that the Landlords have now complied with the terms of the RSEO and that it is accordingly appropriate to grant a Certificate of Completion.

The Committee

The Committee consisted of:-

Mr Andrew Cowan – Chairperson
Mr Mike Links – Surveyor Member

Statement of Facts and Reasons

1. The Committee issued an RSEO in respect of the property dated 19th May 2016. The RSEO required the Landlord to:-
 - (a) Instruct any necessary repairs and/or renewal to the gas fire in the lounge of the property so that it is in a reasonable state of repair and in proper working order;

- (b) Exhibit to the Committee certification from a Gas Safe registered engineer to confirm that the gas fire is operational and safe to use; and
- (c) Produce a full and updated gas safety certificate certified for the property from a Gas Safe registered engineer confirming that all gas installations within the property are in working order and safe to use.
- 2 Following issue of the RSEO the Landlords have carried out all necessary works to ensure compliance with the terms of the RSEO.
- 3 The Surveyor Member of the Committee re-inspected the property on 22nd June 2016 in order to ascertain whether the works required by the RSEO had been completed. At that time the Surveyor Member of the Committee reported that all works required by the RSEO remained outstanding.
- 4 By letter dated 25th June 2016 the Tenant confirmed that the Landlords had replaced the gas fire in the living room of the property.
- 5 The Landlords thereafter exhibited to the Committee a Gas Safety Certificate in relation to all the gas appliances within the property dated 12th August 2016. The certificate confirmed that all gas appliances within the property were in a safe condition and a full gas safety check had been completed.
- 6 In all the circumstances the Committee are satisfied that the requirements of the RSEO have been complied with and that it is appropriate to grant a certificate of completion.

Right of Appeal

- 7 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

8 Where such an appeal is made, the effect of the decision 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
Andrew Cowan, Chairperson

Date 30 August 2016

..... Witness

Robina King, Secretary, 7 West George Street, Glasgow, G2 1BA