



Private Rented Housing Committee

Certificate of Completion under

Section 60 of the Housing (Scotland) Act 2006

prhp Ref:prhp/rp/15/106

In respect of an application lodged in terms of Section 22(1) of the Housing (Scotland) Act 2006 by Mrs Wendy Ross residing at 6 Stirling Street, Coatbridge, ML5 5QP ("the Tenant") against Gholamali Moghaddas Ghahfarokhi (otherwise Gholahi Ghahfarokhi) residing at 13 Tinto Grove, Bargeddie, Glasgow ("the Landlord")

Re : Property at 6 Stirling Street, Coatbridge, ML5 5QP being the subjects registered in the Land Register for Scotland under Title Number LAN108922

Committee Members

Karen Moore (Chairperson)

Kingsley Bruce (Surveyor Member)

Scott Campbell (Housing Member)

Certificate of Completion

The Private Rented Housing Committee (the Committee) hereby certifies that the Works required by the Repairing Standards Enforcement Order dated 22 July 2015 relative to the Property have been complied with now Discharges the said Repairing Standards Enforcement Order. In Witness Whereof these presents are subscribed by Karen Moore, Chairperson, at Glasgow on 9 October 2015 before this witness, Norman William Moore, solicitor, Cumbernauld.

Karen Moore

W Moore Witness



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K. Moore

N. Moore

Witness



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**

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Re : Property at 6 Stirling Street, Coatbridge, ML5 5QP

Committee Members

Karen Moore (Chairperson)

Kingsley Bruce (Surveyor Member)

Scott Campbell (Housing Member)

Decision

The Committee, having made such enquiries as it saw fit for the purposes of determining whether the Landlord has complied with the Repairing Standards Enforcement Order (the RSEO) and taking account of the findings of the Surveyor Member at the re-inspection of the Property on 24 September 2015 determined that the RSEO has been complied with and so the RSEO should be discharged.

Factual Background

1. On 22 July 2015 the Private Rented Housing Committee ("the Committee") having determined that the Landlord had failed to comply with the duty imposed on him by Section 14 (1) (b) of the Housing (Scotland) Act 2006 ("the Act") in respect that the Property does not meet the Repairing Standard in respect of Sections 13 (1) (a) and 13 (1) (c) and 13 (1) (f) of the Act made the RSEO.

2. The RSEO required the Landlord no later than 28 August 2015 to:-
 1. *Repair the gas fire in the livingroom in order that it is in reasonable state of repair or remove the gas fire from the property;*
 2. *Repair or replace the extractor fan in the bathroom to ensure that the shower area is properly ventilated and*
 3. *Remove the mould from the ceiling in the shower area.*

3. The Surveyor Member of the Committee re-inspected the Property at 10:00 on 24 September 2015. The Landlord was present in the property throughout the re-inspection. The Tenant had vacated the property prior to the re-inspection was not present.

4. Surveyor Member noted that the property was vacant and unfurnished. The gas fire in the livingroom was found to have been removed, the opening had been boarded in. The electric extractor fan in the bathroom had been replaced and appeared to be in working order. The ceiling above the shower area had been re-lined in proprietary "wet board" to match the remainder of the ceiling. The Re-inspection Report is annexed hereto.

Reasons for Decision.

5. The works required by the RSEO having been carried out, the Committee determined that the RSEO should be discharged. The Committee proceeded to issue a Certificate of Completion under Section 60 of the Act.

6. The decision is unanimous.

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.

8. Where such an appeal is made, the effect of the decision and of any repairing standards enforcement 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 any repairing standards enforcement 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 9 Oct 2015

This is the report referred to in the foregoing
Decision

K. Moore

PRHP Re-inspection Report

Property: 6 Stirling St, Coatbridge, ML5 5QP
Ref No: PRHP/RP/15/106

Surveyor: Kingsley K Bruce, MRICS

Access:

I re-inspected the property at 10:00 on 24 September 2015.

The interior of the house was inspected visually, whilst standing at floor level within the various rooms, the exterior, whilst standing at street level to front and rear from the pathways/garden ground adjacent.

In Attendance:

My inspection was accompanied, by the Landlord, Mr Gholamili Moghaddas Ghahfarokhi who was present in the property throughout my inspection.

The tenant, who made the original application, had vacated the property prior to the re-inspection.

The property was vacant and unfurnished.

Weather:

Conditions were generally dry and bright at the time of my re-inspection.

Requirements of the Repairing Standard Enforcement Order (RSEO):

The RSEO dated 22 July 2015 required the landlord, as follows:

- 1. Repair the gas fire in the livingroom in order that it is in reasonable state of repair or remove the gas fire from the property;*
- 2. Repair or replace the extractor fan in the bathroom to ensure that the shower area is properly ventilated and*
- 3. Remove the mould from the ceiling in the shower area*

The Private Rented Housing Committee order that the works specified in this Order must be carried out and completed no later than 28 August 2015.

Works required by the RSEO which have been undertaken:

A visual inspection of the property was undertaken, looking specifically at the items/areas which were subject of the application and the RSEO, as served on the Landlord.

The gas fire in the livingroom was found to have been removed, the opening had been boarded in.

The electric extractor fan in the bathroom had been replaced and appeared to be in working order

The ceiling above the shower area had been re-lined in proprietary "wet board" to match the remainder of the ceiling.

Kingsley K Bruce, MRICS
Surveyor Member
Private Rented Housing Panel

30 September 2015

Photographs taken during re-inspection on 29 July 2015 below:

**Gas fire
Extract fan and ceiling finishes**

