

# Housing and Property Chamber

## First-tier Tribunal for Scotland



### Certificate of completion of work

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

Ref: PRHP/RP/14/0156

Re: Property at the Upper Flatted Dwellinghouse situated a 760 Mossbank Drive, Glasgow, G52 3AU being the subjects registered in the Land Register of Scotland under Title Number GLA9032 ("the Property")

The Parties:-

Ms Ruth Howie, residing at 760 Mossbank Drive, Glasgow G52 3AU ("the Tenant")

and

Wearwell Properties Limited, being a Company registered under the Companies Acts (Registered No. SC254022) and having their Registered Office at 50 Battlefield Road, Battlefield, Glasgow G42 9QF ("the Landlords")

### 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 30 October 2014 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 4 July 2018 before this witness:-

**A Cowan**

Signed

Andrew Cowan, Chairperson

**D Jones**

Witness

Donna Jones, Secretary, TC Young  
7 West George Street, Glasgow G2 1BA

# Housing and Property Chamber First-tier Tribunal for Scotland



## Notice of Revocation of Rent Relief Order by the Private Rented Housing Committee

Ref: PRHP/RP/14/0156

Re: Property at the Upper Flatted Dwellinghouse situated a 760 Mossbank Drive, Glasgow, G52 3AU being the subjects registered in the Land Register of Scotland under Title Number GLA9032 ("the Property")

The Parties:-

Ms Ruth Howie, residing at 760 Mossbank Drive, Glasgow G52 3AU ("the Tenant")

and

Wearwell Properties Limited, being a Company registered under the Companies Acts (Registered No. SC254022) and having their Registered Office at 50 Battlefield Road, Battlefield, Glasgow G42 9QF ("the Landlords")

### NOTICE TO ("the Landlord")

Considering that the Private Rented Housing Committee issued a Notice under Section 60 of the Housing (Scotland) Act 2006, dated 4 July 2018 certifying that the work required by the Repairing Standard Enforcement Order relative to the house dated 30 October 2014 have been completed, therefore in terms of Section 27(4)(b) of the Housing (Scotland) Act 2006 the Committee hereby revoke the Rent Relief Order in relation to the Property dated 26 January 2015 with effect from 4 July 2018.

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 4 July 2018 before this witness:-

**A Cowan**

Signed .....  
Andrew Cowan, Chairperson

**D Jones**

.....Witness

Donna Jones, Secretary, TC Young  
7 West George Street, Glasgow G2 1BA

# Housing and Property Chamber

## First-tier Tribunal for Scotland



### Determination by First-tier Tribunal for Scotland (Housing and Property Chamber)

#### **Decision to grant a Certificate of Completion of work Under Section 60 of the Housing (Scotland) Act 2006 and a revocation of a Rent Relief Order under Section 27 of the Housing (Scotland Act) 2006**

Ref: PRHP/RP/14/0156

Re: Property at the Upper Flatted Dwellinghouse situated at 760 Mossbank Drive, Glasgow, G52 3AU being the subjects registered in the Land Register of Scotland under Title Number GLA9032 ("the Property")

The Parties:-

Ms Ruth Howie, residing at 760 Mossbank Drive, Glasgow G52 3AU ("the Tenant")

and

Wearwell Properties Limited, being a Company registered under the Companies Acts (Registered No. SC254022) and having their Registered Office at 50 Battlefield Road, Battlefield, Glasgow G42 9QF ("the Landlords")

#### **Decision**

The Tribunal, having made such enquiries as it saw fit for the purposes of determining whether the Landlord has complied with the terms of the Repairing Standard Enforcement Order (dated 30 October 2014) in relation to the property concerned, determined that the Landlord has now **complied** with that Repairing Standard Enforcement order and that it is accordingly appropriate to grant a Certificate of Completion. The Tribunal also determined to revoke the Rent Relief order granted by the Committee on 26 January 2015.

#### **Statement of facts and reasons**

1. The First-tier Tribunal (formerly known as Private Rented Housing Committee) issued a Repairing Standard Enforcement Order in respect of the property dated 30 October 2014.
2. The Tribunal further issued a Rent Relief Order in terms of the property dated 26 January 2015.
3. In terms of the Repairing Standard Enforcement Order issued on 30 October 2014 the Tribunal required the landlord to carry out such works as are necessary to ensure that:-
  - (a) all installations in the property for the supply of electricity are in a reasonable state of repair and in proper working order; and
  - (b) after the necessary works have been carried out to the electrical installations in the property the Landlords are required to produce to the Committee an electrical installation condition report for domestic premises which should be prepared by a registered and qualified electrical engineer or electrician and which should confirm

that the electrical systems within the property are in a reasonable state of repair and in proper working order.

4. The surveyor member of the Tribunal re-inspected the property on 26 March 2018. Although the landlord had at that time produced an Electrical Installation Report dated 3 May 2017 it was noted that that report indicated that the electrical installations were unsatisfactory.

Following the inspection carried out by the surveyor member of the Tribunal, and following correspondence between the Tribunal and the landlord's representatives, the landlord's representatives made available to the Tribunal an Electrical Installation Condition Report prepared by an approved electrician dated 25 June 2018. In terms of that Electrical Installation Condition Report the overall assessment of the condition of the electrical installations within the property was satisfactory.

5. Having considered all the evidence and reports made available by the landlord, the Tribunal are satisfied that the landlord has now carried out such works as are necessary to comply with the terms of the Repairing Standard Enforcement Order dated 30 October 2014. In particular, the Tribunal are satisfied that the property meets the repairing standard in respect of these matters.
6. In the circumstances, the Tribunal are satisfied that the requirements of the Repairing Standard Enforcement Order have been complied with and it is appropriate to grant a Certificate of Completion. The Tribunal are further satisfied that it is appropriate to revoke the Rent Relief Order dated 26 January 2015.

#### **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 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.

## A Cowan

Signed .. Date 4 July 2018  
Andrew Cowan, Chairperson

## D Jones

.....Witness

Donna Jones, Secretary, TC Young  
7 West George Street, Glasgow G2 1BA