

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/14/0244

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")

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 10 November 2015 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



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/14/0244

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 10 November 2015) 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.

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 10 November 2015.
2. In terms of the Repairing Standard Enforcement Order issued on 10 November 2015 the Tribunal required the landlord to carry out such works as are necessary to ensure that:-
 - (a) there is an acceptable provision for detecting fires and for giving warning in the event of fire or suspected fire as are required in terms of the Scottish Government guidance in satisfactory provision for detection and warnings of fires and current Building regulations;
 - (b) the radiators in the bedroom and the bathroom of the property no longer leak and that they are in a reasonable state of repair and in proper working order;
 - (c) the three drawer base kitchen unit is repaired or replaced so that it is capable of being used in a safe manner and so that it is in a reasonable state of repair and in proper working order;

- (d) a suitable hatchway cover for the hatch into the loft space above the property is provided so that the property is wind and watertight and so that the hatch cover is in a reasonable state of repair and proper working order.
 - (e) the floor coverings within the property are safe and do not present a trip hazard. In particular, the Landlords are required to carry out such works as are necessary to ensure that the floor coverings within the property are capable of being used safely and for the purposes for which they are designed.
3. Having considered all the evidence and reports made available by the landlord, the Tribunal are now 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 10 November 2015. In particular, the Tribunal are satisfied that the property meets the repairing standard in respect of these matters.
4. 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.

Right of Appeal

5. 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

6. 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