



PRIVATE RENTED HOUSING COMMITTEE

STATEMENT OF DECISION OF THE PRIVATE RENTED HOUSING COMMITTEE UNDER SECTION 26(1) OF THE PRIVATE RENTED HOUSING PANEL (APPLICATIONS AND DETERMINATIONS)(SCOTLAND) REGULATIONS 2007

In connection with

THE PROPERTY

Flat 2/2, 132 Hickman Street Glasgow G42 8SY registered under title number GLA170295

The Parties

The Tenancy under which the application was made, having been lawfully terminated, there was no Tenant

and

1st Lets UK Ltd, registered under the Companies Acts (Company No. SC259449) and having its registered office at 704 Cathcart Road, Queens Park, Glasgow G42 8ES ("The Landlords")

Declan Francis Brady sometime residing at flat 2/2, 132 Hickman Street, Glasgow G42 8SY ("Registered Proprietor")

PRHP Reference Number: RP/14/0191

The Private Rented Housing Committee hereby certifies that the work required by the **Repairing Standard Enforcement Order** relative to the Property dated 20 December 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 are executed as follows:-

D. PRESTON

C., SMITH


Chairman


Witness

17-6-15

Date of Signing

CARRICKSMITH

Name

EUROPA BUILDING

Address

Glasgow

Place of Signing

450 ARGYLE ST

GLASGOW

G2 8LM



PRIVATE RENTED HOUSING COMMITTEE

STATEMENT OF DECISION OF THE PRIVATE RENTED HOUSING COMMITTEE UNDER REGULATION 26 OF THE PRIVATE RENTED HOUSING PANEL (APPLICATIONS AND DETERMINATIONS)(SCOTLAND) REGULATIONS 2007

In connection with

Flat 2/2, 132 Hickman Street Glasgow G42 8SY ("the Property)

The Parties

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lawfully terminated, there was no Tenant**

and

**1st Lets UK Ltd, registered under the Companies Acts (Company No.
SC259449) and having its registered office at 704 Cathcart Road, Queens
Park, Glasgow G42 8ES ("The Landlords")**

**Declan Francis Brady sometime residing at flat 2/2, 132 Hickman Street,
Glasgow G42 8SY ("Registered Proprietor")**

PRHP Reference Number: RP/14/0191

Decision

**The Committee, having made such enquiries as are fit for the purposes of
determining whether the Landlord has complied with the terms of the
Repairing Standard Enforcement Order ("the RSEO") dated 20 December 2014
in terms of section 26(1) of the Housing (Scotland) Act ("the Act") determined
that the Landlord complied with the terms of the RSEO and proceeded to issue
a Certificate of Completion.**

Background

1. Reference is made to the Repairing Standard Enforcement Order and Statement of Reasons of the Committee, both dated 20 December 2014 which detail the full background and history of this application.
2. On 23 January 2015 the Landlords submitted the electrical test certificates which had been required in terms of the RSEO and advised that the necessary works had been completed.
3. On 17 March 2015, a re-inspection of the Property was carried out by the surveyor member and a report of that date was prepared and sent to the Landlords on 3 April 2015 for their comments. No comments were submitted by the Landlords.
4. The re-inspection report, the terms of which are referred to, recommended that although there had been completion of some works required by the RSEO, some items were still outstanding or needed further clarification. In view of the lack of any comments from the Landlords on the terms of the report, the Committee determined that a further inspection of the Property was required.
5. On 8 June 2015 a further re-inspection of the Property was carried out by the surveyor member who prepared a report of the same date, the terms of which are referred to. That report recommended that all the items in the RSEO had been completed.
6. The Committee was accordingly satisfied that the necessary work required by the RSEO had been completed and determined to issue a Notice of Completion.
7. During the re-inspection on 8 June 2015 the surveyor member noted that the Property appeared to have been re-let notwithstanding that the RSEO remained in force at that time and that this was an offence in terms of section 28 (5) of the Housing (Scotland) Act 2006. As part of the re-inspection the surveyor member took photographs of specific items within the Property, which are annexed hereto. Within those photographs: dishes can be seen on the draining board in the kitchen (Photograph 4); clothes can be seen drying in the kitchen (Photograph 4); and boxes and other evidence of occupation can be seen (Photographs 2 and 3). Further, the letter from the Landlords' agent dated 23 January 2015 advised that all furniture had been removed from the Property, which was therefore unfurnished. The said photographs show furniture within the property (Photographs 2 and 3).

Right of Appeal

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

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.

D. PRESTON

Signer
Chairperson

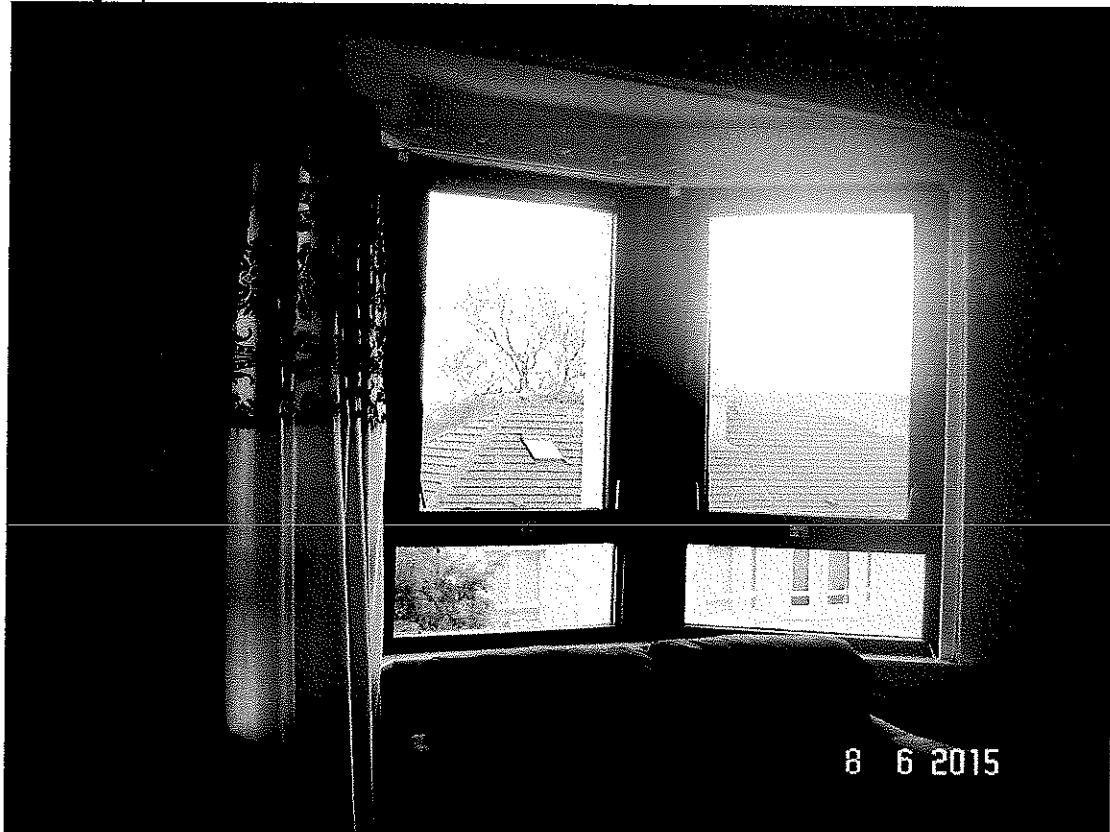
Date...17-6-15

Annexation:

Photograph 1



Photograph 2



Photograph 3



Photograph 4

