



**Certificate of Completion of work under
section 60 of the Housing (Scotland) Act 2006**

Issued by the Private Rented Housing Committee

Re Flat 6, 30 Greenlaw Drive, Paisley, PA1 3RU being the subjects registered in the land Register of Scotland under Title Number REN53738 ('the Property')

The Parties:-

Sharon Caldwell residing formerly at 30 Greenlaw Drive, Paisley, PA1 2RU ('The Tenant')

Leslie Gray and Gillian Gray both of Farmfield House, Law Brae, West Kilbride represented by Castle Residential, 63 Causeyside Street, Paisley ('The Landlords')

Case Ref: PRHP/RP/14/0147

The Committee members were Jacqui Taylor (Chairperson), Alex Carmichael (Surveyor Member) and Colin Campbell (Housing Member).

CERTIFICATE OF COMPLETION

The Private Rented Housing Committee hereby certifies that the works required by the **Repairing Standard Enforcement Order** relative to the Property which required the Landlords to:-

'Replace the controls that are missing from the storage radiators to ensure that the radiators can be used for space heating in the manner intended.'

have been **Completed**.

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 by Jacqui Taylor, Solicitor, chairperson of the Private Rented Housing Committee at Irvine on 15th December 2015 before the undernoted witness:

J Taylor

Signed.....
Chairperson

.....Date 15th December 2015

K Byrne

Witness

Keirsten Byrne
Paralegal
65 High Street, Irvine, KA12 0AL



DETERMINATION BY PRIVATE RENTED HOUSING COMMITTEE

Statement of Decision of the Private Rented Housing Committee under section 26(1) of the Housing (Scotland) Act 2006

Re Flat 6, 30 Greenlaw Drive, Paisley, PA1 3RU being the subjects registered in the land Register of Scotland under Title Number REN53738 ('the Property')

The Parties:-

Sharon Caldwell residing formerly at 30 Greenlaw Drive, Paisley, PA1 2RU ('The Tenant')

Leslie Gray and Gillian Gray both of Farmfield House, Law Brae, West Kilbride represented by Castle Residential, 63 Causeyside Street, Paisley ('The Landlords')

Case Ref: PRHP/RP/14/0147

Background

1. On 22nd September 2014 the Private Rented Housing Committee ('the Committee') issued a Determination which stated that the Landlord had failed to comply with the duties imposed by Section 14 (1)(b) of the Housing (Scotland) Act 2006 ("the Act"). The Committee members were Jacqui Taylor (Chairperson), Alex Carmichael (Surveyor Member) and Colin Campbell (Housing Member). On the same date the Committee issued a Repairing Standard Enforcement Order ('RSEO') in respect of the property.
2. The RSEO made by the Committee required the Landlords to:-
 1. Replace the controls that are missing from the storage radiators to ensure that the radiators can be used for space heating in the manner intended.
3. The Private Rented Housing Committee ordered that the works specified in the RSEO were to be carried out and completed by 30th November 2014.
4. On 13th November 2015 the surveyor member of the Committee attended at the Property for the purpose of ascertaining whether the said repairs required by the RSEO had been completed. He found that the repairs required had been satisfactorily completed. Photographs were taken during the re-inspection and are attached as a Schedule to this report. The Tenant had previously vacated the Property and accordingly the Landlords only were sent a copy of the report and no objections were raised.

Decision and Reasons

5. The Committee having made such enquiries as is fit for the purposes of determining whether the Landlord has complied with the Repairing Standard Enforcement Order, in relation to the Property concerned, determined that the Landlords had complied with the RSEO.

Right of Appeal

6. 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

7. 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.

Signed
Chairperson

J Taylor


Date: 15th December 2015



PRHP Re-inspection report

Property: 30 Greenlaw Drive Paisley PA1 3RU
Ref no: PRHP/RP/14/0147
Date of Inspection: 13th November 2015
Surveyor : Alex Carmichael FRICS
Access: Site
Attendance: Landlord - Les Gray
New Tenants - Mr & Mrs R Young
Castle Letting - Jill Craig

Repairing Standard Enforcement Order (RSEO)

Works required by the RSEO:

1. Replacement of control knobs to 3 electrical storage radiators

Works Undertaken:

1. Original defective radiators now replaced with new radiators.

Works in RSEO Outstanding:

- 1 None

Photographs were taken on the day of inspection and are attached.

Alex Carmichael FRICS

Date of report – 13th November 2015

Property:
30 Greenlaw Drive Paisley PA1 3RU

