



CERTIFICATE OF COMPLETION OF WORK

Issued by the Private Rented Housing Committee

Under Section 60 of The Housing (Scotland) Act 2006

PRHP Reference: PRHP/ ML10/102/11

Re:- Property at 9 Branks Avenue, Chapelton, near Strathaven, ML10 6RL ("the property")

The Parties:-

Mr Clelland Anderson residing at 9 Branks Avenue, Chapelton, near Strathaven, ML10 6RL ("the tenant")

And

Mr Andrew McMaster c/o A & M Letting Connexions, 21 St James Avenue, East Kilbride, G74 5QD ("the landlord")

The Committee comprised:-

Mr James Bauld - Chairperson
Mr Mike Links - Surveyor member
Mr Scott Campbell - Housing member

CERTIFICATE OF COMPLETION

The Private Rented Housing Committee hereby certifies that the work required by the Repairing Standard Enforcement Order relative to the Property at 9 Branks Avenue, Chapelton, near Strathaven, ML10 6RL dated 9th March 2012 has been completed. Accordingly, the said Repairing Standard Enforcement Order relative to the Property has been discharged.

A landlord or 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.

Signed J Bauld
James Bauld, Chairperson

Date 21 May 2012

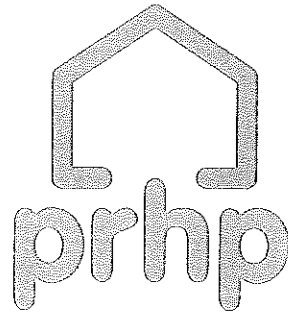
Signature of Witness N Walker

Date 21 MAY 2012

Name, address and occupation of the witness (please print):-

NATALIE WALKER
SENIOR COURT ADMINISTRATOR.

7 West George Street
Glasgow G2 1BA



Determination by the Private Rented Housing Committee
Statement of Decision of the Private Rented Housing Committee
(hereinafter referred to as "the Committee")
Under Section 60 of the Housing (Scotland) Act 2006

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Re:- Property at 9 Branks Avenue, Chapelton, near Strathaven, ML10 6RL ("the property")

The Parties:-

**Mr Clelland Anderson residing at 9 Branks Avenue, Chapelton, near Strathaven, ML10 6RL
("the tenant")**

and

**Mr Andrew McMaster c/o A & M Letting Connexions, 21 St James Avenue, East Kilbride, G74
5QD
("the landlord")**

The Committee comprised:-

Mr James Bauld	- Chairman
Mr Mike Links	- Surveyor member
Mr Scott Campbell	- Housing member

Background

1. On 9th March 2012, the Committee issued a determination which decided that the landlord had failed to comply with the duties imposed by Section 14(1)(b) of the Housing (Scotland) Act 2006 (the "2006 Act"). 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 landlord to carry out such works as were necessary:-
 - (a) to carry out all the necessary repairs to the roof and exterior of the building to ensure that the property was wind and water tight and to prevent further water ingress into the property.
3. On 9th May 2012, the tenant wrote to the PRHP confirming that in his view all the works required had been completed.
4. On 15th May 2012 a re-inspection of the property was carried out. At the time of the re-inspection, the section which had to be cut out in the ceiling of the downstairs room and was previously evident at the first inspection had been reinstated. It was understood that new insulation had been installed between the ceiling joists. The tenant confirmed that work had been carried out by the landlord's tradesmen externally in order to make the property wind and water tight. Tests were carried out to the ceilings in the downstairs room and hall with a protimeter. All readings indicated there was no dampness.
5. The Committee has also been informed by the landlord confirming their belief that all works had been completed.

Decision:-

6. The Committee having made such enquiries as it saw fit for the purposes of determining whether the landlord had complied with the RSEO in relation to the property concerned and taking full account of all the evidence provided by both the tenant and the landlord and taking account of the evidence obtained during the re-inspection of the property now determined that the landlord has fully complied with the RSEO in terms of Section 60 of the Housing (Scotland) Act 2006 and hereby determines that a Certificate of Completion should be issued in respect of said order.
7. The decision of the Committee is unanimous.

Rights of Appeal

8. A landlord or tenant aggrieved by the decision of the Committee may appeal to the Sheriff by Summary Application within 21 days of being notified of that decision
9. The appropriate respondent in such appeal proceedings is the other Party to the proceedings and not the PRHP or the Committee which made the decision

Effect of Section 63

17. Where such an appeal is made, the effect of the decision and of any Order made in consequence of it is suspended until the appeal is abandoned or finally determined.

18. Where the appeal is abandoned or finally determined by confirming the decision, the decision and the Order made in consequence of it are to be treated as having effect from the day on which the appeal is abandoned or so determined.

Signed..... **J Bauld**

Date..... *21 May 2012*

Chairperson -

Signature of Witness..... **N Walker**

Date..... *21 May 2012*

Name: **NATALIE WALKER**

Address: **7 West George Street, Glasgow, G2 1BA**

Designation: **SENIOR COURT ADMINISTRATOR**