



**CERTIFICATE OF COMPLETION OF WORK**  
**ISSUED BY THE PRIVATE RENTED HOUSING COMMITTEE**  
**UNDER SECTION 60 OF THE HOUSING (SCOTLAND) ACT 2006**

Ref: PRHP/G73/104/11

Re: Property at 83 Calderwood Road, Rutherglen, Glasgow G73 3PL ("the Property")

TITLE NUMBER LAN178477

The Parties:-

MR ANDREW DUFFIN and MRS AMANDA DUFFIN, Spouses, residing together at 83 Calderwood Road, Rutherglen, Glasgow G73 3PL ("the Tenants")

MR JOHN SHARKEY, per his Managing Agents, Stonelaw Properties, having a place of business at 281 Stonelaw Road, Glasgow G73 3RN ("the Landlord")

**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 28th September 2011 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.

In witness whereof these presents typewritten on this and the preceding page(s) are executed by Andrew Stuart Cowan, Solicitor, 7 West George Street, Glasgow G2 1BA, Chairperson of the Private Rented Housing Committee at Glasgow on 10<sup>th</sup> November 2011 before this witness:

C A Millar

.....  
(witness)

A Cowan

.....  
(Chairman)

Name: Carol Anne Millar, Legal Secretary

Address: 7 West George Street, Glasgow G2 1BA



## Determination by Private Rented Housing Committee

### Statement of decision of the Private Rented Housing Committee under Section 60 (5) of the Housing (Scotland) Act 2006

Ref: PRHP/G73/104/11

Re: Property at 83 Calderwood Road, Rutherglen, Glasgow G73 3PL ("the Property")

TITLE NUMBER LAN178477

#### The Parties:-

MR ANDREW DUFFIN and MRS AMANDA DUFFIN, Spouses, residing together at 83 Calderwood Road, Rutherglen, Glasgow G73 3PL ("the Tenants")

MR JOHN SHARKEY, per his Managing Agents, Stonelaw Properties, having a place of business at 281 Stonelaw Road, Glasgow G73 3RN ("the Landlord")

#### Background

- 1 The Private Rented Housing Committee ("the Committee") issued a Determination dated 28<sup>th</sup> September 2011 which determined that the Landlord had failed to comply with the duty imposed by Section 14(1)(b) of the Housing (Scotland) Act 2006 ("the Act"). On the same date the Committee issued a Repairing Standard Enforcement Order ("RSEO") in respect of the property.
- 2 In terms of the RSEO the Committee required the Landlord to carry out such works as was necessary for the purposes of ensuring that the provisions for detecting fires, and for giving warnings in the event of fire or suspected fire in the property, comply with the statutory guidance on the Repairing Standard, and in particular required that mains powered smoke alarms were installed in the property.
- 3 By letter dated 18<sup>th</sup> October 2011 the Tenants confirmed to the Committee that they were satisfied that the works required by the RSEO had been completed. By letter dated 20<sup>th</sup> October 2011 the Landlord's agents confirmed that he agreed that the works required by the RSEO had been completed. The Landlord's agents provided the Committee with an invoice from DAC Electrics confirming that they had carried out work within the property whereby they had fitted a smoke detector at the top of the stairs in the property and in the entrance hall on the ground floor of the property. They further confirmed that the detectors were linked so that if one detector is activated then this would also trigger the other detector. They further confirmed that both detectors were mains powered with battery backup.

## Determination

- 4 The Committee are now satisfied that all necessary works required in accordance with the Repairing Standard Enforcement Order have been completed and now certify that the work has been so completed. In the circumstances the Committee have determined to issue a Certificate of Completion in respect of the Property.

## 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 28 days from the day on which the appeal is abandoned or so determined.

# A Cowan

.....  
Andrew S Cowan, Chairperson  
10<sup>th</sup> November 2011

# C A Millar

..... (Sign)  
Witness

Name: Carol Anne Millar  
Address: 7 West George Street, Glasgow G2 1BA  
Occupation: Legal Secretary