



**Certificate of completion of work**

**Issued by the Private Rented Housing Committee**

**Under section 60 of the Housing (Scotland) Act 2006**

**Case Reference Number: PRHP/RP/13/0021**

Re:- Property at 275 Southbrae Drive, Jordanhill, Glasgow, G13 1TR ("**the property**")

LAND REGISTER NO: GLA185045

The Parties:-

Mr Iqbal Sheikh, residing at 275 Southbrae Drive, Jordanhill, Glasgow, G13 1TR ("**the tenant**")

And

Mr Vikas Sud and Mrs Shamly Sud, residing at Belmont House, 198 Nithsdale Road, Pollokshields, Glasgow, G41 5EU ("**the landlords**")

**CERTIFICATE OF COMPLETION**

The Private Rented Housing Committee hereby certifies that the works required by the **Repairing Standard Enforcement Order** relative to the house dated 17 October 2014 have been completed. Accordingly, the said Repairing Standard Enforcement Order relative to the house is 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 are executed by James Bauld solicitor, chairperson of the Private Rented Housing Committee at Glasgow on 15 June 2016 before this witness:-**

N Caldwell

J Baird

\_\_\_\_ (Witness )

\_\_\_\_ (Chairperson)

NICOLA CALDWELL (Witness Name in full) ✓

7 WEST GEORGE (Witness address)

ST, GLASGOW

G2 1BA .



**STATEMENT OF DECISION OF THE PRIVATE RENTED HOUSING COMMITTEE  
UNDER SECTION  
26(1) OF THE HOUSING (SCOTLAND) ACT 2006**

**PRHP/RP/13/0021**

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LAND REGISTER NO: GLA185045

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And

Mr Vikas Sud and Mrs Shamly Sud, residing at Belmont House, 198 Nithsdale Road, Pollokshields, Glasgow, G41 5EU ("**the landlords**")

**Committee members comprised:**

James Bauld	-	Chairperson
Mike Links	-	Surveyor Member
Chris Harvey	-	Housing Member

**DECISION**

The Private Rented Housing Committee ("the Committee"), having made such enquiries as it saw fit for the purposes of determining whether the Landlord has complied with the Repairing Standard Enforcement Order (hereinafter referred to as "the RSEO") in relation to the house concerned, and taking account of the evidence obtained at the inspection and hearing on 29<sup>th</sup> April 2016 considered that the Landlord had satisfactorily completed the works detailed in the RSEO and decided to issue a certificate of completion of works in terms of Section 60 of the Act and to revoke the Rent Relief Order previously made.

**Background**

1. Reference is made to the original Decision of the Committee dated 4 September 2013 and to the subsequent Decision of the Committee dated 17 October 2014 to issue a Rent Relief Order. After sundry further procedure it was agreed that a further inspection and hearing would take place on 29<sup>th</sup> April 2016.

2. By that date the only matter outstanding in terms of the RSEO had been the removal of a tree from the back garden. At the inspection on 29<sup>th</sup> April 2016 it was clear to the members of the Committee that this work had been completed. It was apparent to all the members of the Committee that the tree had now been removed. It was no longer present within the back garden. The tenant was present at the inspection and confirmed that the work had been carried out the day before.
3. Subsequent to the inspection, the Committee held a hearing in Glasgow. The hearing was attended by the landlord. She confirmed that the works had been completed and that the fallen tree had been removed and that had been done earlier that week.
4. At the conclusion of the inspection and hearing, the Committee determined that all works in the RSEO had now been completed. The Committee accordingly unanimously agreed that the Rent Relief Order should be revoked and that a Certificate of Completion in terms of the RSEO should be issued. The Committee accordingly revoke the Rent Relief Order with effect from 29<sup>th</sup> April 2016.

### **Rights of Appeal**

5. 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.
6. The appropriate respondent in such appeal proceedings is the other Party to the proceedings and not the PRHP of the Committee which made the decision.

### **Effects of Section 63**

7. 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.
8. 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.

In witness whereof these presents type written on this page and the preceding page are executed by James Bauld solicitor, chairperson of the Private Rented Housing Committee at Glasgow on 15 June 2016 before this witness:-  
N Caldwell J Bauld

Signature)

Witness Signature)

(Chairperson

NICOLA CALDWELL (Witness Name in full)

7 WEST GEORGE (Witness address)

ST, GLASGOW  
G2 1BA.