



**Certificate of completion of work**

**Issued by the Private Rented Housing Committee**

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

PRHP Ref: PRHP/RP/14/0058

Re: Property at 40 Clarence Gardens, Glasgow, G11 7JN ("the property")

Title No: GLA32166

The Parties:-

Jacqueline McCluskey, c/o Countrywide Letting Agents, 4 Kersland Street, Glasgow, G12 8BL ("the landlord")

Miss Allidh MacGregor, 40 Clarence Gardens, Glasgow, G11 7JN ("the tenant")

**CERTIFICATE OF COMPLETION**

The Private Rented Housing Committee hereby certifies that the work required by the **Repairing Standard Enforcement Order** relative to the Property served on 8th August 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 type written on this and the preceding page(s) are executed by Simone Sweeney, Solicitor Advocate and Chairperson of the Private Rented Housing Committee at Glasgow on 3<sup>rd</sup> August 2015 before this witness:-

**BJ DIVERS**

\_\_\_\_\_ witness

*BARRY JOHN DIVERS*

\_\_\_\_\_ name in full

*FACULTY OF ADVOCATES*

\_\_\_\_\_ Address

*PARLIAMENT HOUSE*

*EDINBURGH*

*EH1 1ZF*

**S SWEENEY**

\_\_\_\_\_ Chairperson





**Statement of facts and reasons for**

**Decision to grant Certificate of completion of work**

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

**PRHP ref: PRHP/RP/14/0058**

**Re: Property at 40 Clarence Gardens, Glasgow, G11 7JN ("the property")**

**Title number: GLA32166**

**Title Description: Subjects 40 CLARENCE GARDENS, GLASGOW, G11 7JN within the land edged red on the Title Plan being the Southmost flat on the first floor of the block 37-42 CLARENCE GARDENS;**

**The Parties:-**

**Miss Ailidh MacGregor, 40 Clarence Gardens, Glasgow, G11 7JN ("the tenant")**

**Jacqueline McCluskey, c/o Countrywide Letting Agents, 4 Kersland Street, Glasgow, G12 8BL ("the landlord")**

**Statement of facts and reasons**

1. The surveyor member of the PRHP committee re-inspected the property on Wednesday 17<sup>th</sup> December 2014 at 10am to ascertain whether the work required by the Repairing Standard Enforcement Order (RSEO) served on 8<sup>th</sup> August 2014 had been completed. The terms of the RSEO were that the landlord was required to replace or repair all of the windows within the property to eradicate any condensation within the double glazing units and for all the windows to be sealed adequately to ensure that the windows are wind and water tight and in all other respects reasonably fit for human habitation. The landlord was also required to make good any damage caused by the carrying out of the work in terms of the order.
2. In attendance at the re-inspection was Miss Ailidh MacGregor, tenant to the property.
3. The surveyor member noted that the landlord had replaced all windows with new UPVC double glazed units. All the window sills were noted to have been replaced with UPVC. Further the surveyor member identified slight cosmetic damage to the plasterwork and decor around most of the newly installed windows, slight gaps at the UPVC trims to some of the side jambs and that the blinds had not been reinstated following the works.
4. The surveyor member's opinion was that the decision in respect of the outstanding RSEO should be a matter for the committee but that all of the works had been completed. The damage around the windows however had not been made good and the blinds had not been reinstated following the works.

5. The committee was satisfied that the remaining work ie the damage around the windows and the blinds having not been reinstated following the works were *de minimis*. Any failure on the part of the landlord to complete these works did not cause the property to fall below the repairing standard of section 13 of the Housing (Scotland) Act 2006. Further, the committee was satisfied that sufficient enquiries had been made with the tenant to allow her the opportunity to express any dissatisfaction she may have had with her landlord's failure to complete these works. There had been no response from the tenant to this effect.
  
6. In the circumstances the committee was satisfied that all work required by the Repairing Standard Enforcement Order had been carried out. The committee resolved to issue a Certificate of Completion.

**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.**

Where such an appeal is made, the effect of the decision and the Certificate is suspended until the appeal is abandoned or finally determined. Where the appeal is abandoned or finally determined by confirming the decision, the decision and the Certificate are to be treated as having effect from the day on which the appeal is abandoned or so determined.

S SWEENEY

Signe

~~Legal~~ Chair

Date

03/08/2015