



Determination by Private Rented Housing Committee

**Decision to grant a Certificate of Completion or work
under Section 60 of the Housing (Scotland) Act 2006**

Ref: PRHP/RP/14/0078

Re property at: Flat 3/2, 40 Wellmeadow Street, Paisley, PA1 2EG, being the right hand flat on the third floor or top floor of the tenement 40 Wellmeadow Street, Paisley and being the subjects registered in the Land Register of Scotland under Title Number REN97359 ("the Property")

The Parties:-

Mr Szymon Sikorski, residing at Flat 3/2, 40 Wellmeadow Street, Paisley, PA1 2EG ("the Tenant")

And

Suzy Mandeep Kaur Sandhu, per her agents, Castle Residential, having their place of business at 63 Causeyside Street, Paisley, PA1 1YT ("the Landlord")

Decision

The Private Rented Housing Committee ("the Committee"), having made such enquiries as it saw fit for the purpose of determining whether the Landlord has complied with the terms of the Repairing Standard Enforcement Order ("RSEO") dated 2 September 2014 in relation to the property concerned, have determined that the Landlord has now complied with the terms of that RSEO and that it is accordingly appropriate to grant a Certificate of Completion.

The Committee consisted of:-

Mr Andrew Cowan - Chairperson

Mr Mike Links - Surveyor member

Statement of facts and reasons

1. The Committee issued a RSEO in respect of the property dated 2 September 2014.
2. The Surveyor Member of the Committee re-inspected the property on Wednesday 19 November 2014 in order to ascertain whether the work required by the RSEO had been completed. The Surveyor Member of the Committee noted, at the time of the re-inspection, that the guttering at the rear elevation of the property had been renewed. At that time the Surveyor Member further noted that the mould growth on the second floor of the common stairway of the property had not been repaired.
3. On 11 December 2014, Messrs Castle Residential, acting as agents for the Landlord, confirmed that the outstanding works to repair the mould growth on the landing of the property had been completed. A copy of the Landlord's comments were made available to the Tenant and the Tenant was asked to confirm whether they were satisfied that the works had been completed. The Tenant failed to respond to that further correspondence. On the 18 March 2015, the agents for the Landlord again confirmed that all repairs which had been required by the RSEO had been completed.

The Tenant has failed to correspond further with the Committee.

4. In all the circumstances of the case and given the correspondence from the Landlord's agents, the Committee are of the view that there is a sufficiency of evidence for which they can be satisfied that all works as required by the RSEO have been completed.

5. The Committee have accordingly now determined that the works required by the RSEO are complete. In the circumstances, the Committee are satisfied that the requirements of the RSEO have been complied with and it is now appropriate to grant a Certificate of Completion.

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.

A Cowan

Signed
Andrew Cowan, Chairperson

.....

Date 10/4/15

L McManus

.....Witness
Laura McManus, Secretary, 7 West George Street, Glasgow, G2 1BA



Certificate of Completion of work

**Issued by the Private Rented Housing Committee
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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 2 September 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 page only are executed by Andrew Stuart Cowan, chairperson of the Private Rented Housing Committee at Glasgow on 10 April 2015 before this witness:-

A Cowan

Signer Date... 10/4/15.....
Andrew Cowan, Chairperson

L McManus

.....Witness

Laura McManus, Secretary, 7 West George Street, Glasgow, G2 1BA

