



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/14/0089

Re: Property at 3/2, 42 Sinclair Drive, Glasgow, G42 9QE ("the property")

Title No: GLA 14244

The Parties:-

Dr Barys Andreevich Samson otherwise known as Dr Boris Samson and Ms Louise Margaret Greenwood Samson, c/o Fineholm Letting Services, 1st Floor, 114 Union Street, Glasgow, G1 3QQ ("the landlord")

Miss Edyta Lang, 3/2, 42 Sinclair Drive, Glasgow, G42 9QE ("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 29th July 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 17th August 2015 before this witness:-

M Harvie - Brannan witness

JACQUELINE

HARVIE - BRANNAN name in full

WHEATLEY HOUSE Address

25 COCHRANE ST

GLASGOW G1 1NL

PUBLIC LIABILITY

CLAIMS OFFICER Occupation

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**

PRHP ref: PRHP/RP/14/0089

Re: Property at 3/2, 42 Sinclair Drive, Glasgow, G42 9QE ("the Property")

Land Certificate Title No: GLA 14244

The Parties:

Miss Edyta Lang, 3/2, 42 Sinclair Drive, Glasgow, G42 9QE ("the Tenant")

Dr Barys Andreevich Samson, otherwise known as Dr Boris Samson, and Ms Louise Margaret Greenwood Samson, c/o Fineholm Letting Services, 1st Floor, 114 Union Street, Glasgow, G1 3QQ. ("the Landlord")

NOTICE TO Barys Andreevich Samson, otherwise known as Dr Boris Samson, and Louise Margaret Greenwood Samson ("the Landlord")

Statement of facts and reasons

1. In a Repairing Standard Enforcement Order (RSEO) dated 27th July 2014, the Private Rented Housing Committee ("the committee") 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"). In particular, the committee determined that the landlord had failed to ensure that the property complied with the duties imposed by sections 13 (1) (c) and 14 of the Act by ensuring that the installations in the house for the supply of water, gas and electricity and for sanitation, space heating and heating water are in a reasonable state of repair and in proper working order.
2. The terms of the RSEO were that the landlord was required to carry out such work as was necessary to ensure that the house meets the repairing standard and, in particular:
 - to instruct an independent suitably qualified Gas Safe registered engineer to carry out an inspection of the boiler and hot water system and, thereafter,

- to have the engineer to prepare a report on his findings with regard to their state of repair and working order;
- to provide a copy of that report to the committee;
- to have the engineer carry out any necessary repairs or, as appropriate, replacement of the boiler or fittings to ensure that the boiler and hot water system are in proper working order and meet the repairing standard.
- to provide receipts or evidence of the works undertaken and;
- to produce, to the committee, an up to date gas safety certificate on the installation for the supply of gas, the boiler and hot water system.

3. The committee ordered that the works specified were to be carried out and completed within the period of 28 days from the date of service of the RSEO.

4. The landlord produced a gas safety record dated, 7th May 2015. The report appeared to record the results of the required checks by the Gas Safety (Installation and Use) regulations. The report made reference to the boiler having been inspected. The defects identified by the engineer who completed the report were,

*"clearances NTCS,
coals not sitting correct, no ventilation."*

The defects, identified by the engineer were not issues raised in the application to the Private Rented Housing Panel of 28th March 2014. The committee had no basis to order the landlord to act on these defects but note that the landlord has notice of them.

5. The committee was satisfied that appropriate investigations had been carried out and that a gas safety certificate on the installation for the supply of gas, the boiler and hot water system had been produced by an independent suitably qualified Gas Safe registered engineer.
6. The committee was satisfied that no evidence of any defects with the boiler or hot water system had been identified by the engineer and that the boiler and hot water system appear to be in proper working order and to meet the repairing standard.
7. The committee, having satisfied itself of the matters at paragraphs 5 and 6 and there remaining no outstanding issues arising from the application before it, the committee resolved to issue a certificate of compliance.
8. **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.**
9. 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

Signed

: Legal Chair

Date 20/08/2015