



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

in respect of

THE PROPERTY

**27A Queen Street, Helensburgh, G84 9QL registered in the Land Register for
Scotland under title number DMB64651 (the "Property")**

THE PARTIES:

**Ms Sandra Hill, formerly residing in the Property (the "Tenant and Applicant")
(The tenancy under which the application was made, having been lawfully
terminated, and the President having determined to continue with the
determination of the application there was no tenant)**

and

**Mrs Margaret McGarry, residing at 8 Thorn Road, Bearsden, G61 4PP (the
"Landlord")**

PRHP Ref: PRHP/RP/14/0229

The Private Rented Housing Committee hereby certifies that the work required by the Repairing Standard Enforcement Order relative to the Property dated 29 July 2015 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, typewritten on this

and the preceding page are subscribed by David Michael Preston, Chairman in the presence of the witness and on the date of at the place detailed below:

D Preston

C Grierson

CHAIRMAN

Witness

DUMFRIES.....Place Signed

CAZUM GRIERSON.....Full Name

30-6-16.....Date of Signing

MHTS.....Address

HAMILTON HOUSE

CARRA PARK

HAMILTON ML3 OQA.



STATEMENT OF REASONS

FOR CERTIFICATE OF COMPLETION OF WORK

**UNDER SECTION 60 OF THE HOUSING (SCOTLAND) ACT 2006 AND RULE 26(2) OF
THE PRIVATE RENTED HOUSING PANEL (APPLICATIONS AND DETERMINATIONS)
(SCOTLAND) REGULATIONS 2007**

In respect of

THE PROPERTY

**27A Queen Street, Helensburgh, G84 9QL registered in the Land Register for
Scotland under title number DMB64651 (the "Property")**

THE PARTIES:

Ms Sandra Hill, formerly residing in the Property (the "Tenant and Applicant")

**(The tenancy under which the application was made, having been lawfully
terminated, and the President having determined to continue with the
determination of the application there was no tenant)**

and

**Mrs Margaret McGarry, formerly residing at 8 Thorn Road, Bearsden, G61 4PP,
and now residing at the property (the "Landlord")**

PRHP Ref: PRHP/RP/14/0229

DECISION

**The Committee, having made such enquiries as are fit for the purposes of determining
whether the Landlord has complied with the terms of the Repairing Standard
Enforcement Order dated 29 July 2015 (hereinafter referred to as "the RSEO") in
terms of section 26 (1) of the Housing (Scotland) Act 2006 (hereinafter referred to as
"the Act") decided that the works specified in the RSEO have been completed to the**

satisfaction of the Committee and grants a Certificate of Completion to the effect of discharging the RSEO.

Committee Members: David M Preston (Chairman); Mike Links (Surveyor); and Liz Dickson (Housing).

REASONS

1. Reference is made to the RSEO which required the landlord to carry out the works specified therein within six months from the date of service of the RSEO.
2. Following the expiry of the time limit, the surveyor member carried out to re-inspections of the property on 2 March and 19 May both 2016 and prepared reports thereon dated 3 March and 20 May 2016, respectively.
3. The re-inspection carried out on 19 May 2016 disclosed that the works specified in the RSEO had been completed. Copies of the reports were sent to the landlord who intimated on 26 May 2016 that she agreed with the conclusions of the report dated 20 May 2016 and that she also agreed that the Committee may make a decision without an oral hearing.
4. Following receipt of the landlord's agreement, the Committee resumed consideration of the application and determined that in view of the terms of the re-inspection report and the landlord's agreement, it was not necessary to hold a hearing and it determined to issue a Certificate of Completion to the effect of discharging the RSEO.

Right of Appeal

A landlord or tenant has the right to appeal this decision to the Sheriff by summary application within 21 days of being notified of that decision.

Effect of Appeal

In terms of section 63 of the Act, where such an appeal is made, the effect of the decision and of any order is suspended until the appeal is abandoned or finally determined by confirming the decision, the decision and any order will be treated as having effect from the day on which the appeal is abandoned or so determined.

23-Jun-16

D Preston

X

CHAIRMAN

Signed by: DAVID MICHAEL PRESTON



PRHP Re-inspection report



Property: 27A Queen Street, Helensburgh G84 9QL

Ref no: PRHP/RP/14/0229

Surveyor: Mike Links

In Attendance: Margaret McGarry (Landlord) and Stuart Macfarlane of Weightmans (Scotland) LLP acting as agent for the landlord.

The property is vacant at present.

Weather: Dry with sunny intervals.

Access: I re-inspected the property on Wednesday 2nd March 2016 at 9.45 am.

RSEO: The following works are required by the RSEO following on from the Inspection and Hearing on 14th July 2015.

- i. To carry out such work as is necessary to repair the defective facing on the rear elevation of the property above the patio doors leading to the enclosed courtyard area of the property.
- ii. To lodge with PRHP a satisfactory Electrical Installation Condition Report (EICR) completed by a suitably competent person registered with NICEIC and
- iii. In accordance with the recommendations contained in BS5839 Part 6, to install smoke alarm and fire detectors that meet the standard as set by building

regulations and the revised Domestic Technical Handbook guidance on the requirements for smoke alarms, details of which are available on the PRHP website at www.prhpscotland.gov.uk.

Works in RSEO undertaken:

The defective stonework facings at the rear elevation have been repaired.



2nd March 2016



14th July 2015

A satisfactory Periodic Inspection Report for the electrical installation has been provided.

Works in RSEO outstanding:

The smoke detection system remains the same as seen at the inspection on 14th July 2015. In fact, one of the smoke detectors has been removed and was in the possession of Mrs McGarry.

Mrs McGarry explained that the smoke detectors are extremely sensitive and there had been a few false alarms causing annoyance to the neighbours and the need for her to attend the property to turn the alarm off.

Furthermore, Mrs McGarry's own residence is for sale and missives have been concluded. This was confirmed by Mr Macfarlane. Mrs McGarry proposes to occupy the property at 27A Queen St very shortly and remain there until she purchases a house more suitable for her. Thereafter she intends to sell 27A Queen Street and has no intention whatsoever in letting it out.

Mrs McGarry advises that she has de-registered as a landlord from the Local Authority. I have requested that she provides written evidence of this.

In view of the property not being re-let and being sold, Mrs McGarry has not brought the property up to the required standard for smoke and heat detection.

Recommendation:

Once the re-inspection report is forwarded to the Landlord for comment the committee will then decide what further action is required.

Mike Links

Surveyor Member

Private Rented Housing Panel

Date: 3rd March 2016



PRHP Re-inspection report



Property: 27A Queen Street, Helensburgh G84 9QL

Ref no: PRHP/RP/14/0229

Surveyor: Mike Links

In Attendance: Mrs Margaret McGarry (Landlord)

Weather: Heavy rainfall.

Access: I re-inspected the property on Thursday 19th May 2016 at 10am.

RSEO: The following works are required by the RSEO following on from the Inspection and Hearing on 14th July 2015.

- iv. To carry out such work as is necessary to repair the defective facing on the rear elevation of the property above the patio doors leading to the enclosed courtyard area of the property.
- v. To lodge with PRHP a satisfactory Electrical Installation Condition Report (EICR) completed by a suitably competent person registered with NICEIC and
- vi. In accordance with the recommendations contained in BS5839 Part 6, to install smoke alarm and fire detectors that meet the standard as set by building regulations and the revised Domestic Technical Handbook guidance on the requirements for smoke alarms, details of which are available on the PRHP website at www.prhpscotland.gov.uk.

Works in RSEO undertaken:

A re-inspection report was previously undertaken on 2nd March 2016. In that report items i and ii in the RSEO were noted as being completed. Item iii remained outstanding and consequently the Committee issued a Variation of the RSEO extending the time to complete the works by one month.

At the re-inspection on 19th May 2016 it was recorded that a satisfactory fire and heat detection system has been installed.



Kitchen



Hall



Living room

Works in RSEO outstanding:

None.

Recommendation:

Once the re-inspection report is forwarded to the Landlord for comment the committee will then decide what further action is required.

Mike Links

Surveyor Member

Private Rented Housing Panel

Date: 20th May 2016