



Certificate of Completion of Work

Issued by the Private Rented Housing Committee

Under section 60 of the Housing (Scotland) Act 2006

118 Rosslyn Avenue, Rutherglen, Glasgow G73 3EX, registered in the Land Register for Scotland, Title number LAN53036 ("the Property")

The Parties

Mrs Lesleyann Crolla, residing at the Property ("The Tenant")

Note: The Tenancy under which the application was made, having been lawfully terminated, and the Committee having determined to continue with the determination of the application in terms of Schedule 2 Paragraph 7(3) of the Act there was no Tenant

and

Mr Andrew Dunn, residing at 153, Sandyhills Road, Glasgow G32 9NB ("the Landlord")

PRHP Reference: PRHP/RP/14/0280

The Private Rented Housing Committee hereby certifies that the work required by the Repairing Standard Enforcement Order relative to the Property dated 5 June 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 are executed as follows:

D Preston

Chairman

S Preston

Witness

5-2-16 Date of Signing

GLASGOW Place of Signing

SHERA Preston Name

57 St James Rd Address

GLASGOW

G12 15X



PRIVATE RENTED HOUSING PANEL

**STATEMENT OF DECISION OF THE PRIVATE RENTED HOUSING COMMITTEE UNDER
SECTION 26(1)) OF THE PRIVATE RENTED HOUSING PANEL (APPLICATIONS AND
DETERMINATIONS)(SCOTLAND) REGULATIONS 2007**

THE PROPERTY

118 Rosslyn Avenue, Rutherglen, Glasgow G73 3EX ("the Property")

The Parties

Mrs Lesleyann Crolla, residing at the Property - ("The Applicant")

Note: The Tenancy under which the application was made, having been lawfully terminated, and the Committee having determined to continue with the determination of the application in terms of Schedule 2 Paragraph 7(3) of the Act there was no Tenant

and

Mr Andrew Dunn, residing at 153, Sandyhills Road, Glasgow G32 9NB
("the Landlord")

PRHP Reference: PRHP/RP/14/0280

24 April 2015

**Committee Members – David Preston (Chairperson); Sara Hesp (Surveyor Member);
Elizabeth Dickson (Housing Member)**

Decision

The Committee, having made such enquiries as are fit for the purpose of determining whether the Landlord has complied with the terms of the Repairing Standard Enforcement Order dated 5 June 2015 (RSEO) in terms of section 26(1) of the Housing (Scotland) Act 2006 (hereinafter referred to as “the Act”) and taking account of the representations by the Landlord, was satisfied that the work required the RSEO had been completed.

Background

1. Reference is made to the RSEO issued by the Committee dated 5 June 2015 which required the landlord to carry out the works specified therein.
2. A re-inspection of the property was carried out by the surveyor member of the Committee on 28 August 2015 and a report prepared following thereon.
3. The surveyor member reported that a number of the works required by the RSEO had been satisfactorily completed. However the landlord had not provided a satisfactory Electrical Installation Condition Report (EICR) as required by the RSEO.
4. On 17 September 2015 an EICR was submitted to the Committee which was found to be unsatisfactory for the reasons outlined in the re-inspection report dated 18 September 2015. The certificate had been provided by Robert Bell following an inspection which had taken place on 11 September 2015.
5. Subsequently the Committee was passed a second EICR, which was also dated 11 September 2015 which was signed by a Scott Clannachan and was said to have been granted following an inspection on the same date as the first certificate. It was not clear to the Committee whether Mr Clannachan had visited the property or carried out a re-inspection. In addition there were further anomalies between the two certificates as narrated in the Notice of Direction dated 16 October 2015. Said Notice of Direction called upon the landlord to produce a further EICR.
6. A third EICR dated 23 October 2015 was produced by the landlord and followed an inspection of that date, which had been carried out by Ross MacDonald, Electrician under the supervision of A Graham, 2 Beech Avenue, Burnside, Glasgow.
7. Section D of the third certificate referred to “a copy of agreed limitations” on the extent of the electrical installation covered by the report. No copy of agreed limitations was attached to the report and consequently the landlord was asked to obtain such a copy and submit it to the Committee.
8. On 1 February 2016 the landlord submitted an undated letter from AK Graham Electrics Ltd which stated that the statement “agreed limitations” reflected the fact

that the inspection had not tracked every cable, which would have involved removing floor boards, wall routes and ceilings. If such an explanation had been provided at the time of the certificate as referred to in the certificate, the Committee would have been in a position to issue a Certificate of Completion at an earlier date.

9. Consequently, in the absence of any reason for not doing so, and notwithstanding that the works were not carried out within the time limit specified in the RSEO, the Committee was satisfied that the specified works had been completed and 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 section 63

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.

D Preston

05-Feb-16

X

CHAIRMAN

Signed by: DAVID MICHAEL PRESTON