



**Certificate of Completion of Work  
Issued by the Private Rented Housing Committee  
Under Section 60 of the Housing (Scotland) Act 2006**

prhp ref: RP/14/0283

**Re 14 Robertsons Gait (0/2), Paisley, PA2 6DN, being the subjects registered in the Land Register of Scotland under title number REN117733 ('the Property')**

**The Parties:-**

**Miss Kirsteen Watkins and Mr Stuart Wyper, 14 Robertsons Gait (0/2), Paisley, PA2 6DN ('The Tenants')**

**Mr Alexander Watt and Mr Neil Watt, c/o Bensons Estate Agents, 4 Stuart Street, The Village, East Kilbride, G74 4NG ('The Landlords')**

**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 20<sup>th</sup> May 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 by Martin Joseph McAllister, Chairman at Saltcoats on 4<sup>th</sup> August 2015 before Alistair Neil Green, 51 Hamilton Street, Saltcoats.

**A. Green**

**M. McAllister**



## **DETERMINATION BY PRIVATE RENTED HOUSING COMMITTEE**

**Statement relative to Certificate of Completion of work issued by the Private Rented Housing Committee under section 60 of the Housing (Scotland) Act 2006**

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### **Background**

1. On 20<sup>th</sup> May 2015 the Private Rented Housing Committee ('the Committee') issued a Repairing Standard Enforcement Order ('RSEO') in respect of the Property. The members of the Committee were Mr Martin McAllister (Chairperson), Mr George Campbell (Surveyor Member) and Mr Christopher Harvey (Housing Member). The RSEO required the landlord to do the following:-

(i) Remedial works to be undertaken to the walls and floor of the bathroom and the skirting in the bedroom where these have been damaged by dampness.

(ii) The Landlords to carry out such works to ensure that the shower can be operated without causing damage to the walls and floor of the bathroom, the skirting in the bedroom and the hall carpet.

(iii) The extractor fan to be checked and repaired or renewed if found not to be in efficient working order.

2 On 30<sup>th</sup> July the surveyor member of the Committee inspected the property and found as follows:-

- Remedial work had been done to the walls and floor of the bathroom and full height panels have been installed along the bath and at both ends. The panels are flush with the bath and mastic – sealed between the panels and the bath.
- The shower can be operated without causing damage to the walls and floor of the bathroom.
- The extractor fan appeared to be in working order.
- Vinyl flooring is still to be replaced and the surveyor member was advised by the Landlord's agent that this is being done.

The tenancy is at an end and the Tenants have moved out of the Property.

The Tenant's representative had intimated this to the Private Rented Housing Panel.

Photographs were taken during the inspection and are attached as a schedule.

3 Thereafter the Committee considered whether or not it was appropriate to find that that the works required by the RSEO had been completed and the appropriate Certificate of Completion in terms of Section 60 Housing (Scotland) Act 2006 should be issued. In arriving at its decision the Committee had to the fact that the tenancy is at an

end and the work that has been done to the Property. Whilst the vinyl flooring is still to be replaced the Committee did not consider this to be material. The Committee considered it appropriate to issue a Certificate of Completion.

### Right of Appeal

- 4 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

- 5 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.

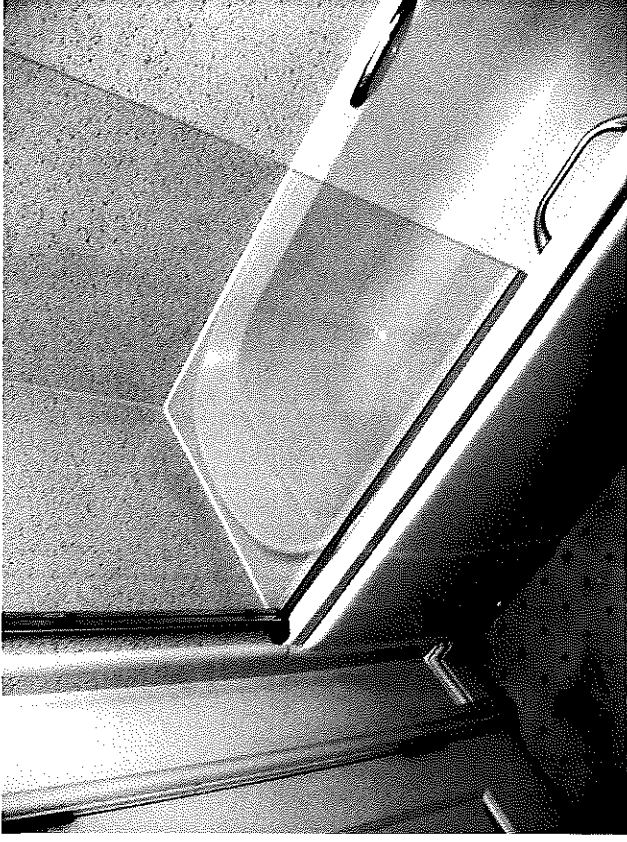
Signed **M. McAllister**  
Chairperson

Date 4<sup>th</sup> August 2015

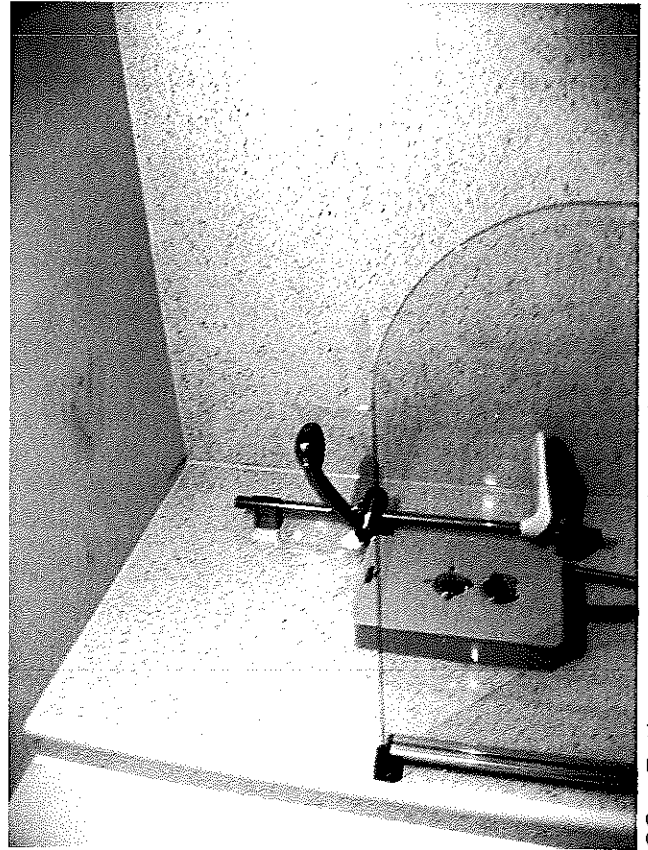
Photographs taken at 14 (O/2) Robertsons Gait, Paisley PA2 6DN on 30 July 2015



01 - Flat is bottom left door



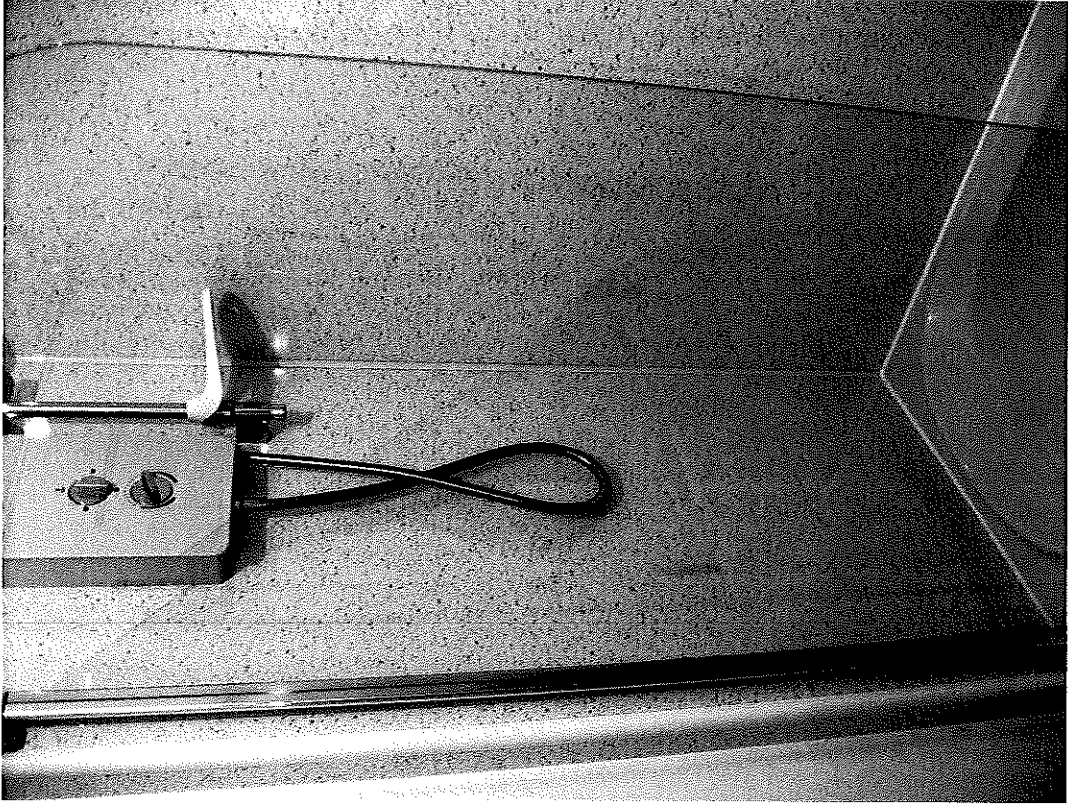
02 - Bathroom - bath below shower



03 - Bathroom - corner above shower



04 - Bathroom -end opposite shower



05 - Bathroom - corner at shower



06 - Bathroom - extractor now working