

Certificate of completion of work

Issued by the Private Rented Housing Committee

Under section 60 of the Housing (Scotland) Act 2006

Case Reference Number: PRHP/RP/14/0291

Re: Flat 2/1, 16 Whitehill Street, Glasgow G31 2LN ("the property")

Land Register Title No: GLA734

The Parties:-

Miss Kirsten Simpson, residing at the property ("the tenant")

Mr Ian Gray, c/o the property ("the landlord")

CERTIFICATE OF COMPLETION

The Private Rented Housing Committee hereby certifies that the work required by the **Repairing Standard Enforcement Order** relative to the Property issued by the committee on 10 September 2015 and varied by the committee in terms of Notice of Variation dated 7 October 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 printed on this and the following page are executed by Sarah O'Neill, solicitor, chairperson of the Private Rented Housing Committee, at Glasgow on the 7th day of January 2016 before this witness:

E. RICHARDS

S. O'NEILL

witness

chairperson

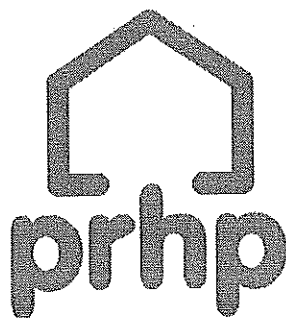
EVENA RICHARDS name in full

EUROPA BUILDING Address

450 ARGYLE STREET

GLASGOW

PANEL CLERK. Occupation



Determination of the 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

Case Reference Number: PRHP/RP/14/0291

Re: Flat 2/1, 16 Whitehill Street, Glasgow G31 2LN ("the property")

Land Register Title No: GLA734

The Parties:-

Miss Kirsten Simpson, residing at the property ("the tenant")

Mr Ian Gray, c/o the property ("the landlord")

The committee: – Sarah O'Neill (Chairperson) and Sara Hesp (Surveyor Member)

Background

1. The Private Rented Housing Committee ('the committee') issued a Repairing Standard Enforcement Order (RSEO) in respect of the property dated 10 September 2015.
2. The RSEO required the landlord to:
 1. Replace the oven with an oven which is in a reasonable state of repair and in proper working order.
 2. Repair or replace the kitchen hob as necessary to ensure that it is in a reasonable state of repair and in proper working order.
 3. Reseal the kitchen sink to ensure that there is no water ingress to the cupboard underneath or to the area under the worktop.

4. Make good the laminate flooring at the top of the staircase to ensure that it is safe and secure, and is in a reasonable state of repair and in proper working order.
5. On completion of all the above works, ensure that all affected finishes and decoration are restored to an acceptable standard.

The committee ordered that the works specified in the RSEO must be carried out and completed within four weeks from the date of service of the RSEO. The committee issued a variation of the RSEO on 7 October 2015, extending the timescale for completion of the works until 16 October 2015.

3. The surveyor member of the committee carried out a re-inspection of the property on 2 November 2015. The surveyor member's re-inspection report, including photographs which were taken during the inspection, is attached as a schedule to this statement.
4. She found as follows:
 1. the oven had been replaced, although not with a new unit, and that the replacement oven appeared to be in a reasonable state of repair, although it was not clear whether it was in proper working order.
 2. there was no evidence that the landlord had either replaced or repaired the hob in the kitchen, and that one of the rings still appeared not to be functioning correctly when the hob was switched on.
 3. the kitchen sink had been resealed and that there was no obvious sign of water ingress to the cupboard underneath or to the area under the worktop.
 4. the laminate flooring at the top of the stairs had been glued down so that the amount of lateral movement to the loose section had been considerably reduced, but that this was unlikely to be sufficient to be a permanent solution. She was not satisfied that it was safe or secure.
 5. where relevant, affected finishes had been made good.
5. Following the issue of the re-inspection report to the parties for comment, the landlord wrote to the committee advising that the tenant had moved out on 2 November 2015, and that he had no immediate plans to re-let the property. He said that all of the repairs in the RSEO had been undertaken. A metal strip/edging had been screwed down to reduce and lateral movement of the laminate flooring at the top of the stairs. He also stated that the old hob had been replaced with a new hob. He enclosed photographs of the laminate flooring and the hob.
6. Having considered the landlord's letter, the committee took the view that the photos attached to it were of poor quality, and that it was difficult to ascertain

from these whether the outstanding works had been carried out. It therefore asked the landlord to provide clearer photographs of the hob and the laminate flooring, taken from a similar angle to those taken by the surveyor member. New photographs were received from the landlord on 23 December 2015. On the basis of these photographs and its re-inspection report, the committee determined that the works required by the RSEO have been completed and that the appropriate Certificate of Completion in terms of section 60 of the Housing (Scotland) Act 2006 should be issued.

Right of Appeal

7. A landlord or tenant aggrieved by the decision of the committee may appeal to the sheriff by summary application within 21 days of being notified of that decision.
8. The appropriate respondent in such appeal proceedings is the other party to the proceedings and not the panel or the committee which made the decision.

Effects of Section 63

9. Where such an appeal is made, the effect of the decision and of any Order made in consequence of it 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 Order made in consequence of it are to be treated as having effect from the day on which the appeal is abandoned or so determined.

S. O'NEILL

Signed

Date.....7/1/16.....

Chairperson