



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

Reference Number: PRHP/RP/14/0299

Re: Property at Flat 6/9, 220 Wallace Street, Glasgow, G5 8AL, all as more particularly described in and registered in Land Certificate GLA181398 (hereinafter referred to as "the property").

The Parties:-

Miss Anna Marin ("the Tenant")

Mr Preston Hawes, residing at 12 Cooperwood Lodge, 28 Bycullah Road, Enfield, EH2 8DH ("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 dated 15 May 2015 has been completed. Accordingly, the said Repairing Standard Enforcement Order relative to the property has been discharged.

A landlord or 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 in this page are executed by Patricia Anne Pryce, solicitor, Europa House, 450 Argyle Street, Glasgow, chairperson of the Private Rented Housing Committee at Glasgow on 25 September 2015 before this witness:-

 **P. Pryce**

Witness **N. Pryce**

Name **NICHOLAS PRYCE**

Address **55 BLYTHSWOOD ST, GLASGOW**

Occupation **ACCOUNTANT**



Statement of Decision of the Private Rented Housing Committee

Under Section 60 (5) of the Housing (Scotland) Act 2006

Reference Number: PRHP/RP/14/0299

Re: Property at Flat 6/9, 220 Wallace Street, Glasgow, G5 8AL, all as more particularly described in and registered in Land Certificate GLA181398 (hereinafter referred to as “the property”).

The Parties:-

Miss Anna Marin (“the Tenant”)

Mr Preston Hawes, residing at 12 Cooperwood Lodge, 28 Bycullah Road, Enfield, EH2 8DH (“the Landlord”)

Decision

The Committee, having made such enquiries as they saw fit for the purposes of determining whether the Landlord had complied with the Repairing Standard Enforcement Order dated 15 May 2015 in respect of the property, and taking account of the subsequent inspection of the property, determined that the Landlord has complied with the terms of the said Repairing Standard Enforcement Order and so the Committee resolved to issue a Certificate of Completion in respect of the works required by the said Repairing Standard Enforcement Order.

Background

1. On 27 April 2015, 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”).
2. The Committee placed a Repairing Standard Enforcement Order (“RSEO”) dated 15 May 2015 on the property. The RSEO required the Landlord to “carry out works to prevent water ingress and to ensure that the house is reasonably fit for human habitation”.
3. On 19 August 2015, the surveyor member of the Committee inspected the property and by written re-inspection report dated 19 August 2015 advised the Committee that the Landlord had carried out works satisfactorily so that it is now wind and watertight and in proper working order which satisfied the terms of the RSEO.

4. Accordingly, the Committee resolved that the RSEO had been complied with in full and that a Certificate of Completion under Section 60 (5) of the Act would be issued.

Decision

The decision of the Committee was to grant a Certificate of Completion under Section 60(5) of the Act. This decision was unanimous.

Right of Appeal

In terms of Section 63 of the Act, 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 of the Act

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.

Patricia Anne Pry
25 September 201

P. Pryce