



Certificate of Completion of work

**Issued by the Private Rented Housing Committee
Under section 60 of the Housing (Scotland) Act 2006**

Ref: PRHP/RP/15/0004

Re: Property at Flat G/1, 4 Montfort Park, Barrhead, Glasgow, G78 1SJ, being the subjects registered in the Land Register of Scotland under Title Number REN127932 ("the property").

The Parties:-

Mr Martin Stewart, residing at Flat G/1, 4 Montfort Park, Barrhead, Glasgow, G78 1SJ ("the Tenant")

Mr William Grainger, residing at 18 Daven Place, Plettenberg Bay, Western Cape, South Africa 6600 ("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 6 May 2014 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 type written on this page only are executed by Andrew Stuart Cowan, Chairperson of the Private Rented Housing Committee at Glasgow on 4 August 2015 before this witness:-

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A COWAN

Signed
Andrew Cowan, Chairperson

Date 4 August 2015

L MCMANUS

.....Witness

Laura McManus, Secretary, 7 West George Street, Glasgow, G2 1BA



Determination by Private Rented Housing Committee

Decision to grant a Certificate of Completion of work Under Section 60 of the Housing (Scotland) Act 2006 and a revocation of a Rent Relief Order under Section 27 of the Housing (Scotland) Act 2006

Ref: PRHP/RP/15/0004

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The Parties:-

Mr Martin Stewart, residing at Flat G/1, 4 Montfort Park, Barrhead, Glasgow, G78 1SJ ("the Tenant")

Mr William Grainger, residing at 18 Daven Place, Plettenberg Bay, Western Cape, South Africa 6600 ("the Landlord")

Decision

The Private Rented Housing Committee ("the Committee"), having made such enquiries as it saw fit for the purpose of determining whether the Landlord has complied the terms of the Repairing Standard Enforcement Order ("RSEO") dated 6 May 2014, in relation to the property concerned determined that the Landlord has now complied with the terms of that RSEO and that it is accordingly appropriate to grant a Certificate of Completion.

The Committee

Mr Andrew Cowan – Chairperson
Mr Andrew Taylor – Surveyor Member

Statement of facts and reasons

1. The Committee issued a RSEO in respect of the property dated 6 May 2014.
2. Following issue of the RSEO the Landlord has carried out all necessary works to ensure compliance with the terms of the RSEO.
3. The Surveyor Member of the Committee re-inspected the property on 22 July 2015 in order to ascertain whether the works required by the RSEO had been completed.

4. The Surveyor Member of the Committee reported that all works required by the RSEO have now been completed. In addition, the Surveyor Member made reference to documentation including reports and certificates which have been produced from the Landlord as follows:-
- (a) Letter from Newlands Roofing Company Limited dated 9 July 2015, which confirmed works which had been carried out to the roof of the property at the area of the bay window/balcony of the main living area;
 - (b) Domestic Electrical Installation Condition Report issued by the Power Service Scotland dated 27 May 2015, which found an overall assessment of the electrical installations in the property to be satisfactory; and
 - (c) Gas service/maintenance check list from the Power Services Scotland Limited dated 27 May 2015, which found the gas appliances within the property safe to be used.
5. In the circumstances the Committee are satisfied that the requirements of the RSEO have been complied with and that it is appropriate to grant a Certificate of Completion.
6. The Committee note that the Tenant who raised the application before the RSEO has now left the property.

Right of Appeal

7. 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

8. 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.

A COWAN

Signed
Andrew Cowan, Chairperson

Date 14/8/15

L MCMANUS

..... Witness
Laura McManus, Secretary, 7 West George Street, Glasgow, G2 1BA