



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/15/0010

Re: 0/2, 27 Plean Street, Yoker, Glasgow G14 0YH ("the property")

Land Register Title No: GLA28294

The Parties:-

Miss Georgina Canning, formerly residing at the property ("the tenant")

Mr John Moore and Mrs Margaret Moore, 13 Crichton Avenue, Chester Le Street, Durham DH3 3ND ("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 issued by the committee on 1st July 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 typewritten on this and the following page are executed by Sarah O'Neill, solicitor, chairperson of the Private Rented Housing Committee at Glasgow on the 17th day of August 2015 before this witness, Carrick Smith, Panel Clerk of Europa Building, 450 Argyle Street, Glasgow G2 8LH

S O'NEILL

Chairperson

C SMITH

Witness



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/15/0010

Re: 0/2, 27 Pleas Street, Yoker, Glasgow G14 0YH ("the property")

Land Register Title No: GLA28294

The Parties:-

Miss Georgina Canning, formerly residing at the property ("the tenant")

Mr John Moore and Mrs Margaret Moore, 13 Crichton Avenue, Chester Le Street, Durham DH3 3ND ("the landlords")

The committee: – Sarah O'Neill (Chairperson); Kingsley Bruce (Surveyor Member) and Christopher Harvey (Housing member)

Background

1. The Private Rented Housing Committee ('the committee') issued a Repairing Standard Enforcement Order (RSEO) in respect of the property dated 1st July, 2015.
2. The RSEO required the Landlord to:
 1. Engage a suitably qualified, and Gas Safe registered, heating engineer to:
 - i. repair or replace the boiler as necessary to ensure that it is in a reasonable state of repair and in proper working order.
 - ii. ensure that the remainder of the heating installation is in a reasonable state of repair and in proper working order.
 2. Repair or replace the electric fire in the living room as necessary in order to ensure that it is in a reasonable state of repair and in proper working order.
3. On completion of all the above works, ensure that all affected finishes and decoration are restored to an acceptable standard.

The committee ordered that these works must be carried out and completed within four weeks of the date of service of the RSEO.

3. The surveyor member of the committee carried out a re-inspection of the property on 4 August 2015. The surveyor member's re-inspection report, including photographs which were taken during the inspection, are attached as a schedule to this statement.
4. He found that the gas boiler appeared to be operating satisfactorily, that radiators were all acceptably hot, and that hot water was evident from all hot taps. The electric fire was also demonstrated to be fully operational.
5. Having considered the re-inspection report, the committee agreed 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

6. 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.
7. 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

8. 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.....17/8/15.....

Chairperson