



**Certificate of Completion of work under
section 60 of the Housing (Scotland) Act 2006**

Issued by the Private Rented Housing Committee

Re: 9 Weston Avenue, Annbank, KA6 5EE ('the Property')

The Parties:-

Mrs Jessie Brown, residing at 9 Weston Avenue, Annbank, KA6 5EE ('The Tenant')

Buchanan Heritable Limited, 187A, Stonelaw Road, Glasgow, G73 3PD ('The Landlords')

Case Ref: PRHP/RP/15/0119

CERTIFICATE OF COMPLETION

The Private Rented Housing Committee hereby certifies that the works required by the **Repairing Standard Enforcement Order** relative to the Property which required the Landlords to:-

'Eradicate the dampness in the front and rear bedrooms of the Property and carry out necessary redecoration.'

have been **Completed**.

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.

Signed.....**J. Taylor**Date 28th September 2015
Chairperson

K. Byrne . Witness
Keirsten Byrne
65 High Street, Irvine, KA12 0AL



DETERMINATION BY PRIVATE RENTED HOUSING COMMITTEE

Statement of Decision of the Private Rented Housing Committee under section 26(1) of the Housing (Scotland) Act 2006

Re: 9 Weston Avenue, Annbank, KA6 5EE ('the Property')

The Parties:-

Mrs Jessie Brown, residing at 9 Weston Avenue, Annbank, KA6 5EE ('The Tenant')

Buchanan Heritable Limited, 187A, Stonelaw Road, Glasgow, G73 3PD ('The Landlords')

Case Ref: PRHP/RP/15/0119

Background

1. On 29th June 2015 the Private Rented Housing Committee ('the Committee') issued a Determination which stated that the Landlords had failed to comply with the duties imposed by Section 14 (1)(b) of the Housing (Scotland) Act 2006 ('the Act'). On the same date the Committee issued a Repairing Standard Enforcement Order ('RSEO') in respect of the property.
2. The RSEO made by the Committee required the Landlords to:-

'Eradicate the dampness in the front and rear bedrooms of the Property and carry out necessary redecoration.'
3. The Private Rented Housing Committee ordered that the works specified in the RSEO were to be carried out and completed by 15th August 2015.
4. On 18th August 2015 the surveyor member of the Committee attended at the Property for the purpose of ascertaining whether the said repairs required by the RSEO had been completed. He found that the repairs required had been satisfactorily completed. Photographs were taken during the inspection and are attached as a Schedule to this report. The parties were sent a copy of the report and no objections were raised.

Decision and Reasons

5. The Committee having made such enquiries as is fit for the purposes of determining whether the Landlord has complied with the Repairing Standard Enforcement Order, in relation to the Property concerned, determined that the Landlords have complied with the RSEO.

Right of Appeal

6. 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

7. 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 **J. Taylor**
Chairperson

Date: 28th September 2015