



**Certificate of completion of work issued by the Private Rented Housing Committee  
under Section 60 of the Housing (Scotland) Act 2006**

*PRHP/RP/15/0133*

In respect of an application lodged in terms of Section 22(1) of the Housing (Scotland) Act 2006 by Ian Wesley Stead residing at 185 Dundyvan Road, Coatbridge ML5 4AL ("the Tenant") against Mario Zambonini and Lia Zambonini ("the Landlords") residing at 110, Crawford Street, Motherwell, ML1 3BN

Re: 185 Dundyvan Road, Coatbridge ML5 4AL ("the Property") registered in the Land Register for Scotland under Title Number LAN24453

Committee Members

Karen Moore (Chairperson)

Carol Jones (Surveyor Member)

**Certificate of Completion**

Private Rented Housing Committee hereby certifies that the work required by the Repairing Standard Enforcement Order dated 10 August 2015 in respect of the Property has been completed. Accordingly, the said Repairing Standard Enforcement Order has been discharged.

**A landlord or a 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.**

In witness whereof :-these presents typewritten on this page are executed by Karen Moore, Solicitor, Glasgow, Chairperson of the Private Rented Housing Committee at Glasgow on 25 November 2015 before this witness Norman William Moore, Solicitor, Cumbernauld.

N. MOORE

*Witness*

K. MOORE



## Determination by Private Rented Housing Committee

### Statement of Decision of the Private Rented Housing Committee issued under Section 24(1) of the Housing (Scotland) Act 2006

Ref prhp/rp/15/0133

In respect of an application lodged in terms of Section 22(1) of the Housing (Scotland) Act 2006 by Ian Wesley Stead residing at 185 Dundyvan Road, Coatbridge ML5 4AL ("the Tenant") against Mario Zambonini and Lia Zambonini ("the Landlords") residing at 110, Crawford Street, Motherwell, ML1 3BN

Re: 185 Dundyvan Road, Coatbridge ML5 4AL ("the Property") registered in the Land Register for Scotland under Title Number LAN24453

#### Committee Members

Karen Moore (Chairperson)

Carol Jones (Surveyor Member)

#### Decision

The Committee, having made such enquiries as it saw fit for the purposes of determining whether the Landlord has complied with the Repairing Standards Enforcement Order (the RSEO) and taking account of the findings of the Surveyor Member at the re-inspection of the Property on 20 October 2015 determined that the RSEO has been complied with and so the RSEO should be discharged.

#### Factual Background

1. The Private Rented Housing Committee ("the Committee") having determined that the Landlord had failed to comply with the duty imposed on him by Section 14 (1) (b) of the Housing (Scotland) Act 2006 ("the Act") in respect that the Property does not meet the Repairing Standard in respect of Sections 13 (1) (a) and 13 (1) (c) and 13 (1) (f) of the Act made the RSEO.
2. The Landlord must no later than 9 October 2015:-
  1. *Install smoke alarms and fire detectors to meet the standard as set by building regulations and in accordance with the recommendations contained in BS5839 Part 6*

*and the revised Domestic Technical Handbook guidance on the requirements for smoke alarms, details of which are available on the PRHP website at [www.prhpscotland.gov.uk](http://www.prhpscotland.gov.uk); and*

- 2. Instruct an Electrical Installation Inspection by a suitably qualified and registered electrician and lodge with the Private Rented Housing Committee the Electrical Installation Condition Report (EICR) and in service inspection and test report on all electrical appliances and equipment to be carried out as part of that Inspection. In the event that these reports identify that repair or replacement works are required to meet current standards, the Landlords must carry out those repair or replacement works to ensure that the electrical installation and all appliances and electrical equipment in the Property meet the current standards.*
3. The Surveyor Member of the Committee re-inspected the Property at 10:00 on 20 October 2015. The Landlord and Tenant were both present in the property throughout the re- inspection. The Re-inspection Report dated 21 October 2015 and which has been copied to both parties is annexed hereto.
4. The Surveyor Member noted that in addition to the existing smoke alarm in the hall the Landlord installed a smoke alarm in the living room (currently used as a bedroom) and a heat alarm in the kitchen and that all of the alarms are hard wired and interlinked.
5. At the re-inspection, the Tenant confirmed that, as far as he is aware there are no current electrical issues. Although the electrical certificate provided by the Landlord is one normally used if there has been an addition/alteration or rewiring of the property rather than an EICR, the Committee are satisfied that it appears to cover all aspects of the installation and certifies that all work has been done in accordance with BS 7671:2008 amended to 2015.
6. The Landlord has not provided an in service report on the appliances and electrical equipment as required by the RSEO. At the re-inspection, the Tenant, however, confirmed that the washing machine which was the only electrical appliance complained of in his application was replaced by the Landlord prior to the Committee's initial inspection and is functioning properly.

#### Reasons for Decision.

7. The works required by the RSEO having been carried out, the Committee determined that the RSEO should be discharged. The Committee proceeded to issue a Certificate of Completion under Section 60 of the Act.
8. The decision is unanimous.

#### **Right of Appeal**

9. 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.

10. Where such an appeal is made, the effect of the decision and of any repairing standards enforcement 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 any repairing standards enforcement order will be treated as having effect from the day on which the appeal is abandoned or so determined.

Signed

K. MOORE

Karen Moore, Chairperson

Date *25 November 2015*



## **Private Rented Housing Panel (prhp) Re-inspection report**

**Date of inspection:** 20 October 2015

**Reference Number:** PRHP/RP/15/0133

**Property:** 185 Dundyvan Road, Coatbridge ML5 4AL

**Surveyor:** Carol L Jones MA MRICS

**Access:** The tenant was in the property and provided access.

**In attendance:** Both the Landlord, Mr Zambonini and the tenant Mr Stead attended the inspection.

### **Repairing Standard Enforcement Order (RSEO) dated 10 August 2015**

#### **Works required by the RSEO:**

The Landlord must no later than 9 October 2015:-

1. Install smoke alarms and fire detectors to meet the standard as set by building regulations and in accordance with the recommendations contained in BS5839 Part 6 and the revised Domestic Technical Handbook guidance on the requirements for smoke alarms, details of which are available on the PRHP website at [www.prhpscotland.gov.uk](http://www.prhpscotland.gov.uk); and



2. Instruct an Electrical Installation Inspection by a suitably qualified and registered electrician and lodge with the Private Rented Housing Committee the Electrical Installation Condition Report (EICR) and in service inspection and test report on all electrical appliances and equipment to be carried out as part of that Inspection. In the event that these reports identify that repair or replacement works are required to meet current standards, the Landlords must carry out those repair or replacement works to ensure that the electrical installation and all appliances and electrical equipment in the Property meet the current standards.

**Works in the RSEO undertaken:**

1. In addition to the existing smoke alarm in the hall the landlord has now installed a smoke alarm in the Living Room (currently used as a bedroom) and a heat alarm in the Kitchen. All alarms are hard wired and interlinked.



**Hall**



**Living Room**



**Kitchen**

2. The landlord has provided an electrical certificate normally used if there has been an addition/alteration or rewiring of the property rather than an EICR but it appears to cover all aspects of the installation and certifies that all work has been done in accordance with BS 7671:2008 amended to 2015. The tenant also confirmed as far as he is aware there are no current electrical issues in the property.

**Works in the RSEO Outstanding:**

2. The landlord has not provided an in service report on the appliances and electrical equipment as required by the RSEO however the tenant confirmed the washing machine which was the only electrical appliance complained of in his application and replaced by the landlord prior to the committee's initial inspection is functioning properly.

**Carol L Jones MA MRICS  
Surveyor Member PRHP**

21 October 2015