



Certificate of Completion of Works

Issued by the Private Rented Housing Committee

Under Section 16 of the Housing (Scotland) Act 2006

PRHP Ref: PRHP/RP/15/0287

Property at: 5 Castle Gardens, Drymen, Glasgow, G63 0HT

Title No: STG50319

The Parties

Joseph Gillespie, residing at 5 Castle Gardens, Drymen, Glasgow, G63 0HT ("the tenant")

and

Paul & Pamela Watson, spouses, residing at Cabin Heyes, Moss Side, Formby, Liverpool, L37 9BE ("the landlord") represented by Endrick Property Ltd, 38 Stewart Street, Milngavie G62 6BY

CERTIFICATE OF COMPLETION

The Private Rented Housing Panel hereby certify that the work required by the Repairing Standard Enforcement Order relative to the property, served on 29 December 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 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 Paul Doyle, Solicitor, 24 Haddington Place, Edinburgh, Chairperson of the Private Rented Housing Committee at Edinburgh on 18 April 2016 before Emma Doyle, 24 Haddington Place, Edinburgh.

E. DOYLE

P. DOYLE

witness

A handwritten signature in black ink, appearing to be 'P. Doyle', written over a horizontal line.



Statement of Facts and Reasons for Decision to Grant a Certificate of Completion of Works under Section 16 of the Housing (Scotland) Act 2006

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Statement of Facts and Reasons

- 1 On 29 December 2015, the Private Rented Housing Committee issued a decision requiring the landlord to comply with the Repairing Standard Enforcement Order made by the Committee on 23 December 2015. On 11 March 2016, the surveyor member of the Committee inspected the property. The tenant removed from the property on 28 February 2016, but he was provided with a copy of the surveyor member's re-inspection report (dated 15 March 2016).
2. By letter dated 3 April 2016 the former tenant stated that he disagreed with the surveyor member's re-inspection report, and sought to reopen some of the arguments he advanced (unsuccessfully) at the hearing, together with some of the arguments the former tenant sought to raise after service of the Repairing Standard Enforcement Order. The Former tenant set out allegations relating to the provision for detection of fire and the quality of the electrical installation, neither of which were matters competently before the Committee. Whilst the Committee take account of the tenant's representations, compliance with the Repairing Standard Enforcement Order is a matter for the Committee to determine.
3. One of the provisions of the Repairing Standard Enforcement order required the landlord to

" Provide the PRHP with a report from a suitably qualified, and Gas Safe registered heating engineer on the functionality of the central heating timer/programmer, &, if necessary, carry out any repairs or replacement to ensure that the programmer is in proper working order."

On 11 March 2016, the surveyor member found that

"As part of a Homecare Agreement, British Gas attended the property to test/repair the remote timer/ programmer. Apparently, a repair was not possible and to enable the heating to be controlled the integral boiler programmer (previously disabled) was reconnected".

4. It is now obvious to the Committee that the precise terms of the requirements of the Repairing Standard Enforcement Order cannot be met, but the Committee find that the landlord has taken practical steps which meet the intended effect of the order, and which are in keeping with the spirit of the repairing standard. After inspection, and mindful of the precise terms of the Repairing Standard Enforcement Order, the Committee is satisfied that the works required by the Repairing Standard Enforcement Order have been carried out and that the Repairing Standard Enforcement Order has been complied with.
5. In the circumstances, the Committee is satisfied that all works required by the Repairing Standard Enforcement Order had been carried out satisfactorily. Accordingly, the Committee decides to grant a certificate of completion.
6. 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.
7. Where such an appeal is made, the effect is that decision and the certificate are suspended until the appeal is abandoned or finally determined. Where the appeal is abandoned or finally determined by confirming the decision, the decision and certificate are to be treated as having effect from the day on which the appeal is abandoned or so determined.

P. DOYLE

Signed

18/4/2016

Paul Doyle
Chairperson