



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/15/0291

Re: 35b Henderson Street, Bridge of Allan, Stirling FK9 4HN ("the property")

Land Register Title No: STG15270

The Parties:-

Miss Suzanne Hall, formerly residing at the property ("the tenant")

Mr Gurbhej Singh Bassi, 23 Craiglea, Causewayhead, Stirling FK9 5EE ("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 issued by the committee on 20 January 2016 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 printed on this and the following page are executed by Sarah O'Neill, solicitor, chairperson of the Private Rented Housing Committee, at Glasgow on the twenty-sixth day of July 2016 before this witness:

Carl Youd

_____ witness

Sarah O'Neill

_____ chairperson

CAM YOUNG

name in full

EUROPA HOUSE

Address

450 ARGYLE STREET

GLASGOW G2 8UH

CIVIL SERVANT

Occupation



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/15/0291

Re: 35b Henderson Street, Bridge of Allan, Stirling FK9 4HN (“the property”)

Land Register Title No: STG15270

The Parties:-

Miss Suzanne Hall, formerly residing at the property (“the tenant”)

Mr Gurbhej Singh Bassi, 23 Craiglea, Causewayhead, Stirling FK9 5EE (“the landlord”)

The committee: – Sarah O’Neill (Chairperson); David Godfrey (Surveyor)
Background

1. The Private Rented Housing Committee (‘the committee’) issued a Repairing Standard Enforcement Order (RSEO) in respect of the property on 20 January 2016.
2. The RSEO required the landlord to:
 1. Repair or replace the two kitchen cabinets which currently have no doors to ensure that they are in a reasonable state of repair and in proper working order.
 2. Repair or replace the front door handle to ensure that it is in a reasonable state of repair and in proper working order.
 3. Repair or replace the electrical panel heater in the middle bedroom to ensure that it is in a reasonable state of repair and in proper working order.

4. Provide an Electrical Installation Condition Report from an NICEIC or SELECT registered electrical engineer containing no Category 1 or Category 2 observations to confirm that the work at paragraph 3 above has been carried out satisfactorily.
5. On completion of all the above works, ensure that all affected finishes and decoration are restored to an acceptable standard.

The committee ordered that the works specified in the RSEO must be carried out and completed within 28 days of the date of service of the RSEO.

3. The surveyor member of the committee carried out a re-inspection of the property on 8 April 2016. The surveyor member's re-inspection report, including photographs which were taken during the inspection, is attached as a schedule to this statement. He found that items 1 and 3 in the RSEO had been completed, but that items 2 and 4 had not been completed.
4. The committee carried out a further re-inspection of the property on 29 June 2016. The surveyor member's re-inspection report, including photographs which were taken during the inspection, is attached as a schedule to this statement. The committee found that item 2 in the RSEO had now also been completed. Item 4 remained outstanding, however. As before, a Domestic Periodic Inspection Report had been provided rather than an Electrical Installation Condition Report. The contractor who had produced the report did not appear to be NICEIC or SELECT registered, and the report predated the committee's original inspection and contained both category 1 and 2 observations.
5. Following the circulation of the second re-inspection report to the landlord, he wrote to the panel on 16 July confirming that he agreed with the findings of the report, that he did not wish to attend a hearing, and that he agreed that the committee may make its decision without an oral hearing. He also enclosed an Electrical Installation Condition Report in respect of the property dated 15 July 2016. The report had been produced by an NICEIC contractor, and found the electrical installation to be satisfactory, with no category 1 or 2 observations.
6. The committee therefore determined 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

7. 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.
8. 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

9. 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.

Signed.. **Sarah O'Neill**
Chairperson

Date.....26/7/16.....



PRHP Re-inspection report

Property: 35B Henderson Street, Bridge of Allan, Stirling FK9 4HN



Ref no: PRHP/RP/15/0291

Committee : Sarah O'Neill and David Godfrey

Inspection: The property was inspected at 10.00 am Wednesday 29th June 2016.

Access: The original Tenant Miss Suzanne Hall no longer resides in the property.

The Landlord Mr Gurbhej Singh Bassi was present and provided access to the property.

Repairing Standard Enforcement Order:

The Private Rented Housing Committee now requires the Landlord to carry out such work as is necessary for the purposes of ensuring that the Property meets the Repairing Standard and that any damage caused by the carrying out of any work in terms of this Order is made good.

In particular, the Private Rented Housing Committee requires the Landlord:

- 1. Repair or replace the two kitchen cabinets which currently have no doors to ensure that they are in a reasonable state of repair and in proper working order.*
- 2. Repair or replace the front door handle to ensure that it is in a reasonable state of repair and in proper working order.*
- 3. Repair or replace the electrical panel heater in the middle bedroom to ensure that it is in a reasonable state of repair and in proper working order.*
- 4. Provide an Electrical Installation Condition Report from an NICEIC or SELECT registered electrical engineer containing no Category 1 or Category 2 observations to confirm that the work at paragraph 3 above has been carried out satisfactorily.*
- 5. On completion of all the above works, ensure that all affected finishes and decoration are restored to an acceptable standard.*

The Private Rented Housing Committee orders that the works specified in this Order must be carried out and completed within the period of 28 days from the date of service of this Notice.

Works in Repairing Standard Enforcement Order completed since original inspection:

1. The missing kitchen cabinet doors have been replaced.
2. The electrical panel heater in the middle bedroom was found to be operational.
3. The landlord has provided a Certificate of Design, Installation and Commissioning of a Smoke/Heat Alarm System dated 18th December 2015 prepared by Albion Alarm and Electrical Services and a Domestic Periodic Inspection Report for an Electrical System dated 21st December 2015 prepared by the same firm.

Works in Repairing Standard Enforcement Order completed since first re-inspection:

4. The front door handle has been replaced and the door is now secure.



Replacement door handle

Works in Repairing Standard Enforcement Order outstanding following second re-inspection:

1. The electrical report has not been provided in a form as required by the terms of the Repairing Standard Enforcement Order in that:
 - a. A Domestic Periodic Inspection Report has been provided rather than an Electrical Installation Condition Report.
 - b. The contractor does not appear to be NICEIC or SELECT Registered.
 - c. The Report predates the date of inspection and contains both Category 1 and 2 observations.

David Godfrey, MRICS

29th June 2016



PRHP Re-inspection report

Property: 35B Henderson Street, Bridge of Allan, Stirling FK9 4HN



Ref no: PRHP/RP/15/0291

Surveyor : David Godfrey, MRICS

Inspection: The property was inspected at 10.00 am Friday 8th April 2016.

Access: The original Tenant Miss Suzanne Hall no longer resides in the property.

The Landlord Gurbhej Bassi was not present but was represented by his son Simon who provided access to the property.

Repairing Standard Enforcement Order:

The Private Rented Housing Committee now requires the Landlord to carry out such work as is necessary for the purposes of ensuring that the Property meets the Repairing Standard and that any damage caused by the carrying out of any work in terms of this Order is made good.

In particular, the Private Rented Housing Committee requires the Landlord:

1. *Repair or replace the two kitchen cabinets which currently have no doors to ensure that they are in a reasonable state of repair and in proper working order.*
2. *Repair or replace the front door handle to ensure that it is in a reasonable state of repair and in proper working order.*
3. *Repair or replace the electrical panel heater in the middle bedroom to ensure that it is in a reasonable state of repair and in proper working order.*
4. *Provide an Electrical Installation Condition Report from an NICEIC or SELECT registered electrical engineer containing no Category 1 or Category 2 observations to confirm that the work at paragraph 3 above has been carried out satisfactorily.*
5. *On completion of all the above works, ensure that all affected finishes and decoration are restored to an acceptable standard.*

The Private Rented Housing Committee orders that the works specified in this Order must be carried out and completed within the period of 28 days from the date of service of this Notice.

Works in Repairing Standard Enforcement Order completed since original inspection:

1. The missing kitchen cabinet doors have been replaced.



Replacement cabinet doors

2. The electrical panel heater in the middle bedroom was found to be operational.



Repaired heater

3. The landlord has provided a Certificate of Design, Installation and Commissioning of a Smoke/Heat Alarm System dated 18th December 2015 prepared by Albion Alarm and Electrical Services and a Domestic Periodic Inspection Report for an Electrical System dated 21st December 2015 prepared by the same firm.

Works in Repairing Standard Enforcement Order outstanding following re-inspection:

1. The electrical report has not been provided in a form as required by the terms of the Repairing Standard Enforcement Order in that:
 - a. A Domestic Periodic Inspection Report has been provided rather than an Electrical Installation Condition Report.
 - b. The contractor does not appear to be NICEIC or SELECT Registered.
 - c. The Report predates the date of inspection and contains both Category 1 and 2 observations.
2. The front door handle is still loose and the lock mechanism is in poor condition.



Front door handle



Front door frame

David Godfrey, MRICS

8th April 2016