



Certificate of Completion of Works

Issued by the Private Rented Housing Committee

Under Section 60 of the Housing (Scotland) Act 2006

PRHP Ref: PRHP/RP/15/0297

Property at: 138 Glebe Road, Whitburn, West Lothian, EH47 0AU

Title No: WLN14232

The Parties

Cheryl Shaw, formerly residing at 138 Glebe Road, Whitburn, West Lothian, EH47 0AU
("the tenant")

and

Janice Iris Leary residing at 50 Sycamore Glade, Livingston, West Lothian ("the landlord")

Committee Members

Paul Doyle, legal member, and
Kingsley Bruce, surveyor member

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 9 March 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 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 10 August 2016 before Joseph Doyle, 24 Haddington Place, Edinburgh.

P Doyle witness

P Doyle



Statement of Facts and Reasons for Decision to Grant a Certificate of Completion of Works under Section 60 of the Housing (Scotland) Act 2006

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Committee Members

Paul Doyle, legal member, and
Kingsley Bruce, surveyor member

Statement of Facts and Reasons

1 On 9 March 2016, the Private Rented Housing Committee issued a decision requiring the landlord to comply with the Repairing Standard Enforcement Order made by the Committee on 4 March 2016. On 31 May 2016, the surveyor member of the Committee inspected the property. The surveyor member then prepared a report in which he recorded *inter alia*.

“Works required by the RSEO which have been undertaken:

A visual inspection of the property was undertaken, looking specifically at the items/areas which were subject of the application and the RSEO, as served on the Landlord.

- A new gas fired combination boiler had been installed a short time prior to the Re-inspection. No certification had been produced in terms of the RSEO and the New Installation Certification was not present during re-inspection. This was verbally advised to the Landlord’s agent during the inspection and copy requested.
- A replacement section of guttering had been installed to the rear of the property, in accordance with the RSEO.
- The living-room door had been replaced/rehung.
- Sealant had been applied to the gap between the plug facing and wall plaster, however the plug facing showed signs of slight movement.

To summarise, documentation has not been produced relative to the gas installation and the electrical socket, although a gap has been filled, the repair did not appear entirely satisfactory.”

2. A copy of the surveyor member's report is attached hereto. The committee refer to that report for its terms and adopt it as part of their findings in fact *brevitatis causa*.

3. The surveyor members report was circulated to both the applicant and respondent, who were invited to provide their comments and reactions to the contents of the report within 14 days. By email dated 15 June 2016, the landlord produced a satisfactory gas safety certificate together with satisfactory evidence that the electrical socket in the hallway has now been properly repaired.

4. After the inspection and the period of consultation with parties, and placing reliance on the surveyor member's unchallenged report, 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 had 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.

Signed **P Doyle**

10 August 2016

Paul Doyle
Chairperson



PRHP Re-inspection Report

Property: 138 Glebe Road, Whitburn, West Lothian, EH47 0AU
Ref No: PRHP/RP/15/0297

Surveyor: Kingsley K Bruce, MRICS

Access:

I re-inspected the property at 13:00 on 31 May 2016.

The interior of the house was inspected visually, whilst standing at floor level within the various rooms, the exterior, whilst standing at ground level.

In Attendance:

My inspection was accompanied, by a representative from the Landlord's Letting Agent, who was present in the property throughout my inspection and provided access. The former tenant, who lodged the application had vacated prior to the original inspection/hearing.

The property was unoccupied and unfurnished. There was no evidence of tenancy.

Weather:

Conditions were generally dry and bright at the time of my re-inspection.

Requirements of the Repairing Standard Enforcement Order (RSEO):

The RSEO dated February 2016 required the landlord, as follows:

(i) Provide the PRHP with a report from a suitably qualified, and Gas Safe registered heating engineer on the condition of the gas central heating boiler, &, if necessary, carry out any repairs or replacement to ensure that the boiler is in proper working order.

(ii) repair and replace the missing sections of guttering to the rear of the property.

(ii) refit the living room door.

(iii) repair or replace the electrical socket in the hallway so that it is flush with the wall.

The Private Rented Housing Committee orders that the works specified in this order must be carried out and completed within the period of six weeks from the date of service of this notice."

Works required by the RSEO which have been undertaken:

A visual inspection of the property was undertaken, looking specifically at the items/areas which were subject of the application and the RSEO, as served on the Landlord.

- A new gas fired combination boiler had been installed a short time prior to the Re-inspection. No certification had been produced in terms of the RSEO and the New Installation Certification was not present during re-inspection. This was verbally advised to the Landlord's agent during the inspection and copy requested.
- A replacement section of guttering had been installed to the rear of the property, in accordance with the RSEO.
- The living-room door had been replaced/rehung.
- Sealant had been applied to the gap between the plug facing and wall plaster, however the plug facing showed signs of slight movement.

To summarise, documentation has not been produced relative to the gas installation and the electrical socket, although a gap has been filled, the repair did not appear entirely satisfactory.

Kingsley K Bruce, MRICS
Surveyor Member
Private Rented Housing Panel

12 June 2016

Photographs taken during re-inspection on 31 May 2016 below:







