



**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/15/0319

Re:- Property at 55 Millstream Court, Paisley, PA1 3RG ("the property")

**Land Register Title No: REN93504**

The Parties:-

Ms Pamela Clelland, residing at 55 Millstream Court, Paisley, PA1 3RG ("the tenant")

And

Mr Christopher McArthur, residing at Flat 2/2, 212 Newlands Road, Glasgow, G44 4EY per his agents Castle Residential, 63 Causeyside Street, Paisley, PA1 1YT ("the landlord")

**CERTIFICATE OF COMPLETION**

The Private Rented Housing Committee hereby certifies that the works required by the **Repairing Standard Enforcement Order** relative to the house dated 11 February 2016 have been completed. Accordingly, the said Repairing Standard Enforcement Order relative to the house is 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 type written on this page are executed by James Bauld solicitor, chairperson of the Private Rented Housing Committee at Glasgow on 13 July 2016 before this witness:-

\_\_\_\_\_ (Witness ) J Bauld \_\_\_\_\_ (Chairperson)

CATHERINE McQUARRIE (Witness Name in full)

7 WEST GREEN ST (Witness address)

GLASGOW



**Determination by Private Rented Housing Committee**

Statement of Decision of the Private Rented Housing Committee

(Hereinafter referred to as "the Committee")

Under Section 24(1) of the Housing (Scotland) Act 2006

Case Reference Number: PRHP/RP/15/0319

Re:- Property at 55 Millstream Court, Paisley, PA1 3RG ("**the property**")

**Land Register Title No: REN93504**

The Parties:-

Ms Pamela Clelland, residing at 55 Millstream Court, Paisley, PA1 3RG ("**the tenant**")

And

Mr Christopher McArthur, residing at Flat 2/2, 212 Newlands Road, Glasgow, G44 4EY per his agents Castle Residential, 63 Causeyside Street, Paisley, PA1 1YT ("**the landlord**")

**The Committee comprised:-**

Mr James Bauld - Chairperson

Ms Carol Jones - Surveyor member

**Decision:-**

The Private Rented Housing committee (the "Committee") having made such enquiries as it saw fit for the purposes of determining whether the landlord had complied with the Repairing Standard Enforcement Order (hereinafter referred to as the "RSEO") in relation to the house concerned and taking account of the evidence obtained from the parties considered that the landlord had satisfactorily completed the works detailed in the RSEO and decided to issue a Certificate of Completion of works in terms of Section 60 of the Act and to revoke the RSEO previously made.

**Background:-**

1. Reference is made to the original decision of the Committee dated 11<sup>th</sup> February 2016 where the Committee decided to issue a RSEO in respect of the property.

2. In terms of the RSEO which had been issued, the landlord was required to complete certain works to the property no later than 25<sup>th</sup> March 2016.
3. By letter dated 25<sup>th</sup> March 2016 the tenant wrote to the Committee confirming that so far as she was concerned all relevant works had been carried out to a satisfactory standard.
4. By email dated 6<sup>th</sup> April 2016 the landlord's representatives also advised the Committee that all works had been undertaken and completed.
5. The Committee had planned to carry out a re-inspection on 13<sup>th</sup> April 2016. Having received written confirmation from both parties that works had been carried out, the Committee determined that the re-inspection should be cancelled.
6. The Committee having received correspondence from both parties and being satisfied that both parties were agreed that all relevant works in the RSEO had been carried out, the Committee determined that the RSEO should be revoked and a Certificate of Completion in terms of the RSEO should be issued. The Committee accordingly revoked the RSEO and have determined that a Certificate of Completion in terms of Section 6 of the Act should be issued.

### Rights 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 PRHP of 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.
10. 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.

In witness whereof these presents type written on this page and the preceding page are executed by James Bauld solicitor, chairperson of the Private Rented Housing Committee at Glasgow on 13<sup>th</sup> July 2016 before this witness:

Signed J Bauld  
 James Bauld, Chairperson

Date 13 July 2016

Signature of Witness.....

Date 15<sup>th</sup> July 2016

Name: CATHERINE M'QUARRIE

Address: 7 West George Street, Glasgow, G2 1BA

Designation: SOLICITOR