



**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/15/0331**

**Re: 25 Deanburn Walk, Bo'ness EH51 0NB ("the property")**

**Land Register Title No: WLN18328**

**The Parties:-**

**Mrs Pamela Gilfillan, residing at the property ("the tenant")**

**Mr Tony McKeown, 21 Ochilmount, Bannockburn, Stirling FK7 8PE ("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 4 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 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 first day of June 2016 before this witness:

J. KANE

S. O'NEILL

witness —

chairperson

JANET KANE name in full

10 EUROPA BUILDING Address

450 ARGYLE STREET.

GLASGOW G2 8LH

GREENWORKER / CLERK 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**

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**Re: 25 Deanburn Walk, Bo'ness EH51 0NB ("the property")**

**Land Register Title No: WLN18328**

**The Parties:-**

**Mrs Pamela Gilfillan, residing at the property ("the tenant")**

**Mr Tony McKeown, 21 Ochilmount, Bannockburn, Stirling FK7 8PE ("the landlord")**

**The committee: – Sarah O'Neill (Chairperson); George Campbell (Surveyor Member)**

### **Background**

1. The Private Rented Housing Committee ('the committee') issued a Repairing Standard Enforcement Order (RSEO) in respect of the property on 4 March 2016.
2. The RSEO required the landlord to:
  1. Repair or replace the carpets throughout the property as necessary in order to ensure that all carpets are in a reasonable state of repair and in proper working order.
  2. Repair or replace the garage door as necessary in order to ensure that it is in a reasonable state of repair and in proper working order.

3. 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 one month from the date of service of the RSEO.

3. On 3 May 2016, the surveyor member of the committee inspected the property and found that all of the works required by the RSEO had been undertaken to the satisfaction of the tenant. A new hall and stair carpet had been fitted and the up-and-over garage doors were now operational.
4. Following the re-inspection, the tenant confirmed in writing by letter received on 16 May 2016 that she agreed with the findings of the surveyor's report.
5. The committee therefore agreed 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**

6. 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.
7. 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**

8. 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.

S. O'NEILL

**Signed**

Date.....1/6/16.....

**Chairperson**