



**Certificate of Completion of Work**

**Issued by the Private Rented Housing Committee**

**Under Section 60 of the Housing (Scotland) Act 2006**

**Reference Number: PRHP/RP/15/0333**

**Re: Property at 97 Earlsark Avenue, Newlands, Glasgow, G43 2HD, all as more particularly described in and registered in Land Certificate GLA155282 (hereinafter referred to as "the property").**

**The Parties:-**

**Mr Joseph McAlpine ("the Tenant")**

**And**

**Mr Graeme John Brownlie and Mrs Claire Holroyd or Brownlie, 19 Aytoun Crescent, Burnisland, KY3 9HS ("the Landlords")**

**CERTIFICATE OF COMPLETION**

**The Private Rented Housing Committee hereby certifies that the work required by the Repairing Standard Enforcement Order relative to the Property dated 15 March 2016 has been completed. Accordingly, the said Repairing Standard Enforcement Order relative to the property has been discharged.**

**A landlord or 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 typewritten in this page are executed by Patricia Anne Pryce, solicitor, Europa House, 450 Argyle Street, Glasgow, chairperson of the Private Rented Housing Committee at Glasgow on 2 May 2016 before this witness:-**

P Pryce

N Pryce

**Chairperson**

**Witness**

**Name** NICHOLAS PRYCE

**Address** 55 BLYTHSWOOD ST, GLASGOW

**Occupation** ACCOUNTANT



**Statement of Decision of the Private Rented Housing Committee**

**Under Section 60 (5) of the Housing (Scotland) Act 2006**

**Reference Number: PRHP/RP/15/0333**

**Re: Property at 97 Earlsparke Avenue, Newlands, Glasgow, G43 2HD, all as more particularly described in and registered in Land Certificate GLA155282 (hereinafter referred to as “the property”).**

**The Parties:-**

**Mr Joseph McAlpine (“the Tenant”)**

**And**

**Mr Graeme John Brownlie and Mrs Claire Holroyd or Brownlie, 19 Aytoun Crescent, Burnisland, KY3 9HS (“the Landlords”)**

**Decision**

The Committee, having made such enquiries as they saw fit for the purposes of determining whether the Landlords had complied with the Repairing Standard Enforcement Order dated 15 March 2016 in respect of the property, and taking account of the subsequent inspection of the property together with subsequent written information provided by the Landlords, determined that the Landlords have complied with the terms of the said Repairing Standard Enforcement Order and so the Committee resolved to issue a Certificate of Completion in respect of the works required by the said Repairing Standard Enforcement Order.

**Background**

1. On 15 March 2016, the Private Rented Housing Committee (“the Committee”) issued a determination which stated that the Landlords had failed to comply with the duties imposed by Section 14 (1)(b) of the Housing (Scotland) Act 2006 (“the Act”). On the same date, the Committee issued a Repairing Standard Enforcement Order (“RSEO”) in respect of the property.

2. The RSEO made by the Committee required the Landlords :-

“To instruct an RICS registered building surveyor to carry out a survey and report on the condition of the roof of the property and to complete any and all repairs to the roof identified and recommended by the said report.”

3. The Committee ordered that the works specified in the RSEO were to be carried out and completed within 28 days of the date of service of the Notice, that is, by 13 April 2016.
4. On 14 April 2016, the Landlords emailed a copy of a survey report dated 31 March 2016 by Kerr Baxter Associates Limited, Chartered Building Surveyors, 146 West Regent Street, Glasgow regarding the condition of the roof of the property and the repairs required to be carried out to the said roof.
5. On 25 April 2016, the surveyor member of the Committee which issued the RSEO attended at the property for the purpose of ascertaining whether the said repairs required by the RSEO had been completed. He found that works had been carried out to ensure that the roof is wind and watertight. These works included replacing slipped and cracked slates, replacing defective lead skew gutters, pointing chimney masonry joints, pointing flashings at chimney and dormer cheek and clearing debris from gutters and channels. Plaster walls and ceilings internally have been made good and decorated. In terms of the surveyor member's attached report, none of the works in terms of the RSEO were outstanding as at 25 April 2016.
6. Accordingly, the Committee resolved that the RSEO had been complied with in full and that a Certificate of Completion under Section 60 (5) of the Act would be issued.

### **Decision**

The decision of the Committee was to grant a Certificate of Completion under Section 60(5) of the Act. This decision was unanimous.

### **Right of Appeal**

**In terms of Section 63 of the Act, a landlord or 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.**

### **Effect of Section 63 of the Act**

Where such an appeal is made, the effect of the decision and of the order is suspended until the appeal is abandoned or finally determined, and where the appeal is abandoned or finally determined by confirming the decision, the decision

and the order will be treated as having effect from the day on which the appeal is abandoned or so determined.

**Patricia Anne Pryce**

**2 May 2016**