



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/15/0335

Re:- Property at Flat 3/2, 74 Ferry Road, Glasgow, G3 8QX ("**the property**")

Land Register Title Number: GLA148707

The Parties:-

Dr Daniel Short, formerly residing at Flat 3/2, 74 Ferry Road, Glasgow, G3 8QX ("**the former tenant**")

And

Mr Duncan McPherson, c/o Edzell Property Management, 1008 Pollokshaws Road, Glasgow, G41 2HG ("**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 **2 March 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 12 September 2016 before this witness:-

J Bauld

____ (Witness)

____ (Chairperson)

Robina King (Witness Name in full)

7W GEORGE ST (Witness address)

GLASGOW, G2 1BA



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

PRHP/RP/15/0335

Re:- Property at Flat 3/2, 74 Ferry Road, Glasgow, G3 8QX ("**the property**")

Land Register Title Number: GLA148707

The Parties:-

Dr Daniel Short, formerly residing at Flat 3/2, 74 Ferry Road, Glasgow, G3 8QX ("**the former tenant**")

And

Mr Duncan McPherson, c/o Edzell Property Management, 1008 Pollokshaws Road, Glasgow, G41 2HG ("**the landlord**")

The Committee comprised:-

Mr James Bauld - Chairperson

Mr Mike Links - 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 has 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 at the re-inspection on 4th May 2016 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. An application was made in December 2015 to the Private Rented Housing Panel (PRHP) to determine the landlord had failed to comply with the repairing standard. The property was inspected on 19th February 2016 and a hearing was subsequently held.
2. After that hearing the Committee determined that the property failed to meet the repairing standard and issued a RSEO.
3. Subsequent to the issue of the RSEO the landlord's agents have contacted the PRHP and have indicated that all works have been completed.
4. Having received that notification a re-inspection of the property was carried out by the surveyor member of the Committee on 4th May 2016. On that date certain of the works in the RSEO remained outstanding but the landlord's agent indicated that the works were planned to be carried out. The re-inspection report was issued to the parties.
5. Subsequent to the issue of the re-inspection report the landlord's agent provided evidence that all repairs had been completed. The Committee received from the letting agents evidence that the door and window had been replaced.
6. The Committee were happy to accept the evidence supplied by the Landlord's agent and were happy to confirm that all works in terms of the RSEO had been completed.
7. Accordingly the Committee determined to issue a Completion Certificate.
8. The decision of the Committee was unanimous.

Rights of Appeal

9. 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.
10. 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

11. 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.
12. 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 12 September 2016 before this witness:-

J Bauld

____ (Witness Signature)

____ (Chairperson)

RODINA KING (Witness Name in full)

7 W GEORGE ST (Witness address)

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