



Certificate of Completion of work

Issued by the Private Rented Housing Committee

Under section 60 of the Housing (Scotland) Act 2006

Re Smithy House Cottage, Main Street, Inverkip, PA16 0AS ('the Property')

The Parties:-

Angela McIntyre residing formerly at Smithy House Cottage, Main Street, Inverkip, PA16 0AS ('The Tenant')

James Carswell residing at 2, Commoncraig Place, Inverkip, PA16 0BE ('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 has been completed.

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.

Signed..... J Taylor Date 6th July 2012
Chairperson

..... K Byrne Witness
Keirsten Byrne
65 High Street
Irvine
KA12 0AL



DETERMINATION BY 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

Re Smithy House Cottage, Main Street, Inverkip, PA16 0AS being part of the subjects described in the Disposition by Norman Buttery Scoular and Pearl Donald Scoular in favour of James Harvie Carswell and Janet Watson Carswell and others recorded in the Division of the General Register of Sasines for the County of Renfrew on 1st February 1979 ('the Property')

The Parties:-

Angela McIntyre residing formerly at Smithy House Cottage, Main Street, Inverkip, PA16 0AZ ('The Tenant')

James Carswell residing at 2, Commoncraig Place, Inverkip, PA16 0BE ('The Landlord')

NOTICE TO

James Carswell residing at 2, Commoncraig Place, Inverkip, PA16 0BE

Background

1. On 19th March 2012 the Private Rented Housing Committee ('the Committee') issued a Determination that part of the works required by the Repairing Standard Enforcement Order ('RSEO') in respect of the Property had been completed and part of the works were outstanding. They required the outstanding works to be completed by 25th May 2012.
2. The outstanding works were:
 - 2.1 Eradicate the dampness/ water ingress in the living room wall, the flooring underneath the washing machine/sink and dishwasher and the kitchen wall and carry out necessary redecoration.
 - 2.2 Repair and renew the following electrical items and render the said items in proper working order such that they comply with the current electrical standards:-
 - 2.2.1 Repair and relocate the broken main light switch in the downstairs bathroom such that it is located out with the bathroom.
 - 2.2.2 Remove the double socket within the downstairs bathroom.
 - 2.2.3 The light switches in the Property.
 - 2.2.4 The broken double socket and light switch in the back bedroom.
 - 2.2.5 The ceiling light filament in the front bedroom.
 - 2.2.6 The wiring in the Property.
 - 2.3 Effect repairs to render the WC in the upstairs bathroom in proper working order.
 - 2.4 Repair or replace the boiler to render it in proper working order.
3. On 5th July 2012 the Committee inspected the property and found as follows:-
 - 3.1 The living room wall had been newly re-plastered and decorated and there was no evidence of dampness remaining. The flooring underneath the washing machine/sink and dishwasher and the kitchen wall had been replaced and there was no evidence of dampness.

- 3.2 The property had been rewired and the defective electrical items had been repaired and rendered in proper working order.
 - 3.3 The WC had been repaired and had been rendered in proper working order.
 - 3.4 The boiler had been replaced and was in proper working order.
- 4 Thereafter the Committee agreed that the works required by the RSEO had been completed and the appropriate Certificate of Completion in terms of Section 60 Housing (Scotland) Act 2006 should be issued.

Right of Appeal

- 5 **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

- 6 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.

Signed **J Taylor** Date 6th July 2012
Chairperson