



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/16/0016

Land Register Title No: DMB18974

Re: 4 West Abercromby Street, Helensburgh G84 9LJ ("the property")

The Parties:-

Miss Laura Docherty, formerly residing at the property ("the tenant")

Mr Gary Dinsdale and Mrs Elizabeth Dinsdale, 1 Glebe Park, Mansewood, Dumbarton G82 3HE ("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 issued by the committee on 26 May 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 eleventh day of October 2016 before this witness:

V Price

S O'Neill

____ witness _

__ chairperson

DR VICTORIA PRICE name in full

Address

UNIVERSITY LECTURER 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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The committee: – Sarah O'Neill (Chairperson); Carol Jones (Surveyor Member)

1. The Private Rented Housing Committee ('the committee') issued a Repairing Standard Enforcement Order (RSEO) in respect of the property on 26 May 2016.
2. The RSEO required the landlords to:
 - 1) Instruct a suitably qualified drainage engineer or other suitably qualified contractor to investigate and rectify any drainage issues within the grounds of the property and reinstate the drain to the rear of the property to ensure that it is in a reasonable state of repair and in proper working order.
 - 2) Provide an up to date gas safety record in respect of the property by a Gas Safe registered plumbing and heating engineer, showing that the boiler, all associated pipework/radiators including in particular the kitchen radiator and

any other gas appliances, have been checked, repaired as necessary and are in a safe and proper working order.

- 3) Instruct a suitably qualified contractor to investigate the cause of the leak above the living room window and to carry out such works as are necessary to ensure that the leak is eliminated and therefore the structure and exterior of the property and in particular, the living room window, are in a reasonable state of repair and in proper working order.
 - 4) Instruct a suitably qualified and registered SELECT or NICEIC electrical contractor to repair or replace the faulty electrical socket in the tenant's daughter's bedroom and the light and extractor fan in the en-suite off that bedroom as necessary to ensure that they are in a reasonable state of repair and in proper working order.
 - 5) Obtain a dampness report in respect of the property from a suitably qualified damp specialist and carry out any works identified in that report which are necessary to treat the dampness within the rear hall and rear bedroom, in order to ensure that the structure and exterior of the property is in a reasonable state of repair and in proper working order.
 - 6) Repair or replace the washing machine as necessary in order to ensure that it is in a reasonable state of repair and in proper working order.
 - 7) Fit draught excluders to the front door and reinstate/repair the cat flap on the back door to ensure that these doors are wind and water tight.
 - 8) On completion of all the above works, ensure that all affected finishes and decoration are restored to an acceptable standard.
3. The committee ordered that the works specified in the RSEO must be carried out and completed within eight weeks of the date of service of the RSEO.
 4. The surveyor member of the committee carried out a re-inspection of the property on 22 September 2016. The surveyor member's re-inspection report, including photographs which were taken during the inspection, is attached as a schedule to this statement.
 5. On 3 October, written confirmation was received from the landlords that they agreed with the findings of the surveyor's re-inspection report; that they did not wish to attend a hearing; and that they agreed that the committee may make its decision without an oral hearing, if they deemed it appropriate and all parties agreed. In their response, the landlords commented that damp can be a feature of properties of this age which may come and go.

6. Having considered the re-inspection report and the written response from the landlords, the committee considered that, while there was still some evidence of dampness in the property, this did not detract from the quality of the interior of this property, and would not have a significant effect on the living environment of a tenant. The property is a very old property, as the landlords pointed out, and bearing this in mind, together with the location and nature of the construction of the property, and given the works carried out by the landlords, the committee is satisfied that the property meets the repairing standard in this regard.
7. The committee therefore determined that the works required by the RSEO have been completed satisfactorily, and that the appropriate Certificate of Completion in terms of section 60 of the Housing (Scotland) Act 2006 should be issued.

Right of Appeal

8. 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.
9. 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

10. 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....
Chairperson

Date..... 11/10/16 **.....**