



Certificate of completion of work

Issued by the Private Rented Housing Committee

Under section 60 of the Housing (Scotland) Act 2006

prhp Ref: PRHP/RP/16/0041

Re : Property at 69 Avonbank Crescent, Hamilton ML3 7PB more particularly described in Land Certificate Title number LAN62076 ("the Property")

The Parties:-

Ann Mitchell, 69 Avonbank Crescent, Hamilton ML3 7PB (hereinafter referred to as "the Tenant")

JMK (2005) Limited, 13 Glasgow Road, Uddingston G71 7AU (hereinafter referred to as "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 dated 14 June 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 type written on this page are executed by John Miller McHugh, solicitor, 65 Haymarket Terrace, Edinburgh, Chairperson of the Private Rented Housing Committee at Edinburgh on 3 October 2016 before this witness:-

G. MCHUGH

J. MCHIUGH

_____ witness

_____ Chairman

GILLIAN MCHUGH name in full

_____ 65 Haymarket Terrace _____ Address

_____ Edinburgh EH12 5HD _____



DETERMINATION BY PRIVATE RENTED HOUSING COMMITTEE
STATEMENT OF DECISION OF THE PRIVATE RENTED HOUSING COMMITTEE
UNDER SECTION 60
OF THE HOUSING (SCOTLAND) ACT 2006

In connection with

Property at 69 Avonbank Crescent, Hamilton ML3 7PB (hereinafter referred to as “the House”)

The Parties:

Ann Mitchell, 69 Avonbank Crescent, Hamilton ML3 7PB (hereinafter referred to as “the Tenant”)

JMK (2005) Limited, 13 Glasgow Road, Uddingston G71 7AU (hereinafter referred to as “the Landlord”)

PRHP REFERENCE PRHP/RP/16/0041

The Committee comprised the following members:

John McHugh, Chairperson
Ian Murning, Surveyor Member

DECISION

The Committee having carried out a further inspection of the House determined that the work required by the Repairing Standard Enforcement Order dated 14 June 2016 (“the RSEO”) had been completed and resolved to issue a Certificate of Completion of Work.

The decision of the Committee was unanimous.

Background

The RSEO required the Landlord to complete the following work within two months of the service of the RSEO:

- 1 To repair the shelf in the upstairs hall cupboard such that it fits properly and is able to be used as intended.
- 2 To repair or replace the toilet seat such that it is secured and functions as intended.
- 3 To produce an Electrical Installation Condition Report prepared by a qualified electrician who is, or whose employer is, registered with NICEIC, SELECT or NAPIT, which confirms that the electrical installations within the House are in safe, working order. The Report should, in particular, address the sockets adjacent to the entrance hall cupboard.
- 4 To repair/replace the outside tap such that it is secured to the building and can be operated by hand.
- 5 To put the plaster above the back door into reasonable condition such that it is not cracked or flaking.
- 6 To repair or replace the garage door and its surround such that there is a properly functioning garage door capable of being opened and closed and locked.
- 7 To fit an appropriate handle to the opening section of the kitchen window.
- 8 To investigate the causes of dampness within the kitchen wall and to carry out any repairs required to address water leaks and/or ingress such that the wall is reasonably free of damp and to redecorate same (such redecoration to include the removal of any mould or staining).
- 9 To repair or replace the loft hatch such that it may be secured without risk of opening unexpectedly.
- 10 To make the loose driveway slab reasonably secure such that it does not move excessively when weight is applied to it.

Reasons for the Decision

On 14 September 2016, the Surveyor Member of the Committee carried out a re-inspection of the House. He found that all issues under the RSEO had been addressed satisfactorily with the exception of issues 3 and 9. The Landlord has subsequently produced an EICR dated 1 September 2016 to the

office of the PRHP. The Landlord has also produced to the office of the PRHP a photograph showing that the loft hatch has been fixed.

Accordingly, all works required by the RSEO have been completed.

Right of Appeal

Section 64 of the Act provides a right of appeal to a landlord or tenant aggrieved by a decision of a private rented housing committee. An appeal may be made to the Sheriff within 21 days of the Landlord or Tenant being informed of the decision.

Where such an appeal is made, the effect of the decision and 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.

J. MCHUGH

John McHugh
Chairperson

Date: 3 October 2016



The Private Rented Housing Committee

RE-INSPECTION REPORT

PRHP REFERENCE PRHP/RP/16/0041

RE: Property at 69 Avonbank Crescent, Hamilton ML3 7PB more particularly described in Land Certificate Title number LAN62076 (hereinafter referred to as "the House")

The Parties:

Ann Mitchell, 69 Avonbank Crescent, Hamilton ML3 7PB (hereinafter referred to as "the Tenant")

JMK (2005) Limited, 13 Glasgow Road, Uddingston G71 7AU (hereinafter referred to as "the Landlord")

Date of Re-Inspection: 14th September 2016

Surveyor: Ian H Murning TD

Weather: Dry/Wet, Overcast

The Committee required the Landlord to carry out such work as is necessary for the purposes of ensuring that the House meets the repairing standard and that any damage caused by the carrying out of any work in terms of this Order is made good.

In particular, the Committee required the Landlord:

- 1 To repair the shelf in the upstairs hall cupboard such that it fits properly and is able to be used as intended.
- 2 To repair or replace the toilet seat such that it is secured and functions as intended.
- 3 To produce an Electrical Installation Condition Report prepared by a qualified electrician who is, or whose employer is, registered with NICEIC, SELECT or NAPIT, which confirms that the electrical installations within the House are in safe, working order. The Report should, in particular, address the sockets adjacent to the entrance hall cupboard.



4 To repair/replace the outside tap such that it is secured to the building and can be operated by hand.

5 To put the plaster above the back door into reasonable condition such that it is not cracked or flaking,

6 To repair or replace the garage door and its surround such that there is a properly functioning garage door capable of being opened and closed and locked.

7 To fit an appropriate handle to the opening section of the kitchen window.

8 To investigate the causes of dampness within the kitchen wall and to carry out any repairs required to address water leaks and/or ingress such that the wall is reasonably free of damp and to redecorate same (such redecoration to include the removal of any mould or staining).

9 To repair or replace the loft hatch such that it may be secured without risk of opening unexpectedly.

10 To make the loose driveway slab reasonably secure such that it does not move excessively when weight is applied to it.

The Committee orders that the works specified in this Order must be carried out and completed within two months from the date of service of the RSEO.

Works in RSEO carried out:

At the time of the re-inspection the following had been carried out:

Items 1, 2, 4, 5, 6, 7, 8, 10,

Works in RSEO outstanding:

At the time of the re-inspection items 3 and 9 were outstanding, but both have subsequently been satisfied:

Item 3 A satisfactory EICR dated 1st September 2016 has been produced.

Item 9 The loft hatch catch has been satisfactorily repaired and a photograph produced as evidence.



There are therefore no works on the RSEO now outstanding.

I. MURNING

(Signed)

Ian H Murning

2nd October 2016

69 Avonbank Crescent
Hamilton
ML3 7PB

Photos from re-inspection

PRHP/RP/16/0041

14th September 2016

Surveyor Ian H Murning TD

14/09/2016

1

Front Elevation with view to garage



14/09/2016

2

Rear Elevation



14/09/2016

3

Front Path Slabs Re-bedded



14/09/2016

4

New Garage Door and Surround



14/09/2016

5

Rear Kitchen Window



14/09/2016

6

Former Gas Flue Opening Closed Off



14/09/2016

7

External Water Tap Disconnected



14/09/2016

8

Protimeter High Moisture Reading in Tiny
Corner of Kitchen – Otherwise Now Dry



14/09/2016

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