



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/16/0076

Re: Flat 1/2, 10 Annette Street, Glasgow G42 8XZ ("the property")

Land Register Title No: GLA82314

The Parties:-

Mr Tanveer Ahmed, formerly residing at the property ("the tenant")

Corbett Properties Limited, having its registered office at RNLI Perth Ruthvenfield Grove, Inveralmond Industrial Estate, Perth PH1 3GL ("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 issued by the committee on 4 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 seventh day of September 2016 before this witness:

Janet Kane _{witness} **Sarah O'Neill** _{chairperson}

JANET KANE name in full

EUROPA BUILDING Address

450 ARGYLE STREET

GLASGOW G2 8LH

PANEL CLERK 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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Corbett Properties Limited, having its registered office at RNLI Perth Ruthvenfield Grove, Inveralmond Industrial Estate, Perth PH1 3GL (“the landlord”)

The committee: – Sarah O’Neill (Chairperson); George Campbell (Surveyor Member)

1. The Private Rented Housing Committee (“the committee”) issued a Repairing Standard Enforcement Order (RSEO) in respect of the property on 4 May 2016.
2. The RSEO required the landlord to replace all windows throughout the property, in order to ensure that the property is wind and watertight and in all other respects reasonably fit for human habitation.
3. The committee ordered that the works specified in the RSEO must be carried out and completed within two months of the date of service of the RSEO.
4. On 14 July 2016, following a request from the landlord’s agent to postpone its re-inspection, which had been fixed for 13 July, the committee issued a

variation of the RSEO. The committee varied the RSEO to extend the period for the completion of the works for a further three weeks until 25 July 2016.

5. The surveyor member of the committee carried out a re-inspection of the property on 31 August 2016. The surveyor member's re-inspection report, including photographs which were taken during the inspection, is attached as a schedule to this statement. He found that all of the works required by the RSEO had been completed satisfactorily. On 1 September, written confirmation was received from the landlord's agent that it agreed with the findings of the surveyor's re-inspection report; that it did not wish to attend a hearing; and that it agreed that the committee may make its decision without an oral hearing, if they deemed it appropriate and all parties agreed.
6. The committee therefore determined that the works required by the RSEO have been completed, and that the appropriate Certificate of Completion in terms of section 60 of the Housing (Scotland) Act 2006 should be issued.

Right of Appeal

5. 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.
6. 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

7. 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.

Signed.... **Sarah O'Neill**
Chairperson

Date..... 7/9/16.....



PRHP Re-inspection report



Property: Flat 1/2, 10 Annette Street, Glasgow G42 8XZ

Ref no: PRHP/RP/16/0076

Surveyor: George Campbell

Weather: Sunny with occasional slight drizzle..

Access: Wednesday 31 August 2016 at 10.30 hours.

In attendance: Andrew Russell, Tenant and
Nick Stirling, 1-2 Let, Landlords' Agent

RSEO: The Private Rented Housing Committee, in the RSEO dated 4 May 2016, required:-

The landlord to replace all windows throughout the property, in order to ensure that the property is wind and watertight and in all other respects reasonably fit for human habitation.

Works in RSEO undertaken:

At inspection, all of the above works were completed satisfactorily.

Works in RSEO outstanding:

No works remain outstanding.

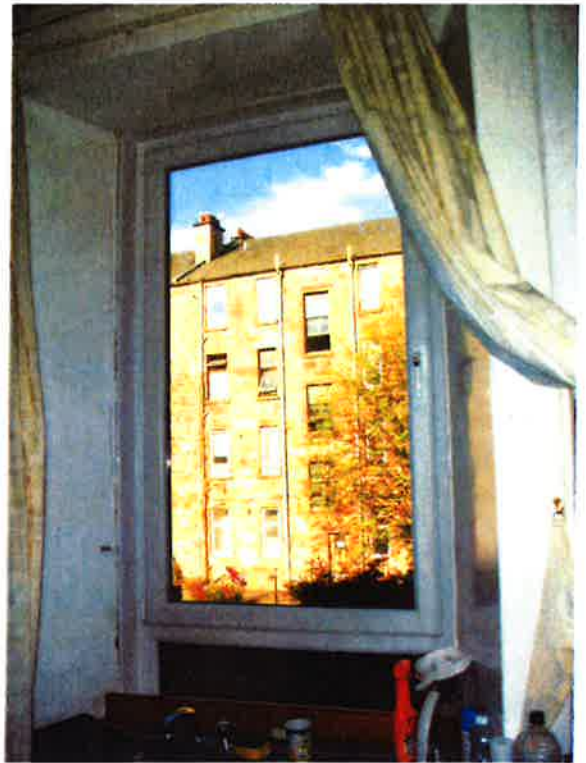
George Campbell, Surveyor

Dated: 31 August 2016

Photographs taken at Flat 1/2 10 Annette Street, Glasgow G42 8XZ on 31 August 2016
(PRHP/RP/16/0076)



01 – Front elevation



02 – Kitchen window (to rear)



03 – Bathroom window (above front door)



04 – Bedroom window (to front)

Photographs taken at Flat 1/2 10 Annette Street, Glasgow G42 8XZ on 27 April 2016 (PRHP/RP/16/0076)



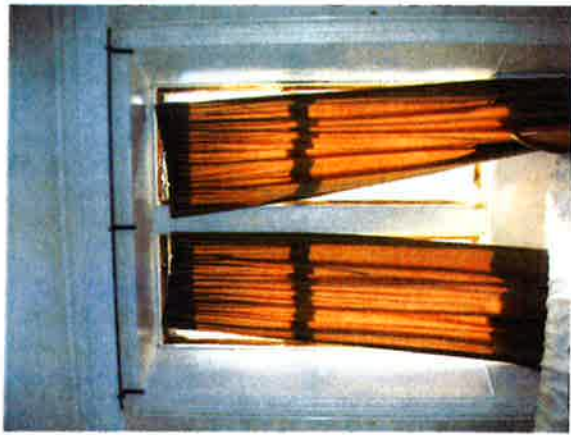
01 – Front elevation



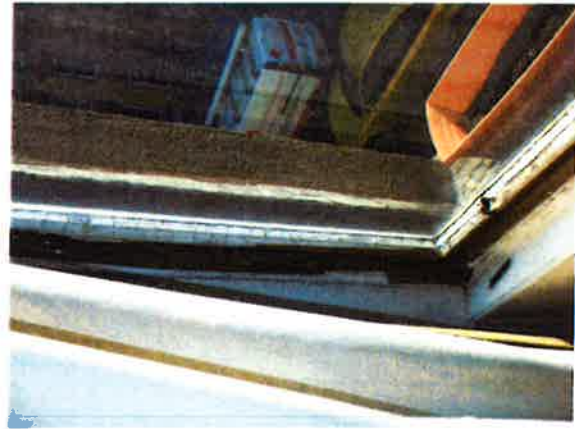
02 – Kitchen window (to rear)



03 – Bathroom window (above front door)



04 – Bedroom window (to front) & curtain rail



05 – Bedroom window (front, LHS)



06 – Bedroom window (front, RHS)