



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/16/0152

Re: 43 Reston Drive, Glasgow G52 2LP ("the property")

Land Register Title No: GLA66372

The Parties:-

Mrs Clare Hart-McCullagh, formerly residing at the property ("the tenant")

**Miss Lindsay Wilson and Mr Alan Young, c/o Castle Residential, 63
Causeyside Street, Paisley, PA1 1YT ("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 7 September 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 7th day of November 2016 before this witness:

S. O'Neill

_____ witness _____ chairperson

JANET KANE name in full

EUROPA BUILDING Address

450 ARGYLE STREET

GLASGOW G2 8LH

CASWORKER / 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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Committee Members – Sarah O'Neill (Chairperson); Mike Links (Surveyor Member)

1. The Private Rented Housing Committee ('the committee') issued a Repairing Standard Enforcement Order (RSEO) in respect of the property on 7 September 2016.
2. The RSEO required the landlord to:
 - 1) Repair or replace the letter box on the front door in order to ensure that it is in a reasonable state of repair and in proper working order.
 - 2) Repair or replace the toilet flush mechanism as necessary in order to ensure that it is in a reasonable state of repair and in proper working order.
 - 3) Arrange for the ceiling light fitting in the bathroom to be checked by a suitably qualified electrical contractor, and repair or replace the fitting

Right of Appeal

6. 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.
7. 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

8. 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.....7/11/16.....



PRHP Re-inspection report



Property: 43 Reston Drive, Glasgow G52 2LP

Ref no: PRHP/RP/16/0152

Surveyor: Mike Links

In Attendance: Ms J McLelland (Landlord's agent)

Weather: Overcast with light showers.

Access: I re-inspected the property on Thursday 27th October 2016 at 10am

RSEO: The following works are required by the RSEO following on from the Inspection and Hearing on 23rd August 2016.

1. Repair or replace the letter box on the front door in order to ensure that it is in a reasonable state of repair and in proper working order.
2. Repair or replace the toilet flush mechanism as necessary in order to ensure that it is in a reasonable state of repair and in proper working order.
3. Arrange for the ceiling light fitting in the bathroom to be checked by a suitably qualified electrical contractor, and repair or replace the fitting and/or light bulbs as necessary in order to ensure that it is in a reasonable state of repair and in proper working order.
4. Arrange for the wall lights in the lounge to be checked by a suitably qualified electrical contractor, and repair or

replace the lights and/or light bulbs as necessary in order to ensure that it is in a reasonable state of repair and in proper working order.

5. Repair or replace the blind fitting in the lounge window as necessary in order to ensure that it is in a reasonable state of repair and in proper working order.

6. Repair or replace the dishwasher /door in order to ensure that it is safe and in a reasonable state of repair and in proper working order.

7. Repair or replace the light on the cooker hood in order in order to ensure that it is in a reasonable state of repair and in proper working order.

8. Arrange for the cooker to be fixed securely to the wall, so that it does not move when the oven door is opened, in order to ensure that it is safe and in a reasonable state of repair and in proper working order.

9. Repair the wall cupboard above the cooker, to ensure that it opens and closes properly, and is in a reasonable state of repair and in proper working order.

10. Have all of the dining room chairs checked and repaired as necessary to ensure that they are safe and secure.

Works in RSEO undertaken:

Item 1. Completed satisfactorily.



Item 2. Completed satisfactorily.



Item 3. Completed satisfactorily.



Item 4. Completed satisfactorily.



Item 5. The blind fitting has been removed.



Item 6. A new dishwasher has been installed.



Item 7. Completed satisfactorily.



Item 9. Completed satisfactorily.



Item 10. 3 chairs have been repaired and one dismantled.



Works in RSEO outstanding:

Item 8. A chain has been fixed from the cooker to the wall but this still allows the cooker to move forward about 2 or 3 inches when opened.

The cooker is not securely fixed to the wall and moves when the oven door is opened.



Addendum: With regard to Item 8, since the inspection on the 28th October 2016, the Landlord's agent has arranged to have the cooker securely fixed to the wall by means of two brackets. Photographic evidence has been forwarded to the PRHP administration today (1st November 2016).

Consequently all the RSEO issues have now been satisfactorily attended to.

Mike Links

Surveyor Member

Private Rented Housing Panel

Date: 27th October 2016