



**PRIVATE RENTED HOUSING COMMITTEE  
CERTIFICATE OF COMPLETION  
UNDER SECTION 60 OF THE HOUSING (SCOTLAND) ACT 2006**

PRHP Ref: PRHP/ML11/26/11

**PROPERTY**

**Oakdene, 4 Whitelees Road, Lanark, ML11 7LD Title Number LAN86916**

**PARTIES**

**MR ALAN MILTON HUTTON**, residing at Oakdene, 4 Whitelees Road, Lanark, ML11 7LD.

**Tenant**

and

**CHRISTOPHER MAY**, c/o Redpath Bruce Property Management, 103 West Regent Street, Glasgow, G2 2DQ.

**Landlord**

**CERTIFICATE OF COMPLETION**

The Private Rented Housing Committee ('the Committee') **HEREBY CERTIFIES** that the Works required by the RSEO dated 29<sup>th</sup> May, 2011 relative to this property have

been complied with. Accordingly, the Committee now discharges the said RSEO relative to the property.

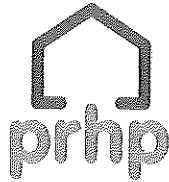
**IN WITNESS WHEREOF** these presents typewritten consisting of this and the preceding page are executed by me, Steven Peter Walker, Advocate and Barrister, Chairman of the Private Rented Housing Committee at Glasgow on the eighth day of August Two Thousand and Twelve before this witness Hee Kiat Sii, solicitor, c/o 2-5 Warwick Court, London, WC1R 5DJ.

**S Walker**

**Chairman**

**H Kiat Sii**

**Witness**



**PRIVATE RENTED HOUSING COMMITTEE  
STATEMENT OF REASONS**

**PROPERTY:**

**Oakdene, 4 Whitelees Road, Lanark, ML11 7LD**

**REINSPECTION**

**27 July, 2012**

## **STATEMENT OF REASONS**

### **INTRODUCTION**

1. This was an application dated 3<sup>rd</sup> February, 2011 ('the application') made under section 22(1) of the Housing (Scotland) Act 2006 ('the Act') by Mr Alan Hutton ('the tenant') regarding the property known as and forming Oakdene, 4 Whitelees Road, Lanark, ML11 7LD ('the property'). His representative is his wife, Mrs Hutton ('Mrs Hutton'). The landlord of the property is Mr Christopher May ('the landlord') c/o Redpath Bruce Property Management, 103 West Regent Street, Glasgow, G2 2DQ. The Committee by Statement of Reasons dated 29<sup>th</sup> May, 2011 determined that the landlord had failed to comply with certain duties imposed on him in terms of the legislation and imposed an Repairing Standard Enforcement Order ('RSEO') dated 29<sup>th</sup> May, 2011 and Rent Relief Order ('RRO') dated 12<sup>th</sup> August, 2011 over the property.
2. In the application the tenant contended that the landlord has failed to comply with the duty imposed on him by section 14(1)(b) of the Act as the property fails to meet the repairing standard as set out in section 13(1) of the Act. The Committee by Statement of Reasons dated 29<sup>th</sup> May, 2011 determined that the landlord had failed to comply with certain duties imposed on him in terms of the legislation and imposed an RSEO dated 29<sup>th</sup> May, 2011 and Rent Relief Order dated 12<sup>th</sup> August, 2011 over the property.
3. The property was re-inspected by the Committee on 27<sup>th</sup> July 2012. The Committee observed that the works required by the RSEO had now been completed.

### **DECISION**

4. The Committee accordingly determines that the RSEO has been complied with and further that the RSEO should be discharged as a consequence and the RRO revoked and the Committee further determines that it is appropriate to in the circumstances to issue a Certificate of Completion and Notice of Revocation.

### **RIGHT OF APPEAL**

5. A landlord or tenant has the right to appeal this decision to the Sheriff by summary application within 21 days of being notified of that decision.

### **EFFECT OF APPEAL**

6. In terms of section 63 of the Act, where such an appeal is made, the effect of the decision and of any order is suspended until the appeal is abandoned or finally determined by confirming the decision, the decision and any order will be treated as having effect from the day on which the appeal is abandoned or so determined.

Signed **S Walker** \_\_\_\_\_

**Steven P Walker**  
**Advocate & Barrister**

**Chairman**  
**Private Rented Housing Committee**

**8 August 2012**