



CERTIFICATE OF COMPLETION OF WORK

Issued by the Private Rented Housing Committee
Under Section 60 of the Housing (Scotland) Act 2006

PRHP Ref: PRHP/PA14/42/10

Re: The flatted dwellinghouse at 47 Broadstone Avenue, Port Glasgow PA14 5AT, being the subjects registered in the Land Register of Scotland under Title Number REN78772 ("the Property")

The Parties:-

MS HELEN MORRISON, residing at 47 Broadstone Avenue, Port Glasgow PA14 5AT ("the Tenant")

and

MR HARJIT KAUR BOPARI, trading as Priya Properties Ltd, 1 Mansion Avenue, Port Glasgow PA14 5QP ("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 3rd June 2010 (as varied by Notice of Decision to Vary dated 4th August 2010) has been completed. Accordingly, the said Repairing Standard Enforcement Order relative to the Property has been discharged.

A landlord or 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 typewritten on this and the preceding page(s) are executed by Andrew Stuart Cowan, Solicitor, 7 West George Street, Glasgow G2 1BA, Chairperson of the Private Rented Housing Committee at Glasgow on 12th October 2010 before this witness:

C A Millar

(witness)

Name: Carol Anne Millar

Address: 7 West George Street, Glasgow G2 1BA

Occupation: Legal Secretary

A Cowan

(Chairman)



**Statement of facts and reasons for
Decision to grant Certificate of completion of work
Under Section 60 of the Housing (Scotland) Act 2006**

PRHP Ref: PRHP/PA14/42/10

Re: The flatted dwellinghouse at 47 Broadstone Avenue, Port Glasgow PA14 5AT, being the subjects registered in the Land Register of Scotland under Title Number REN78772 ("the Property")

The Parties:-

MS HELEN MORRISON, residing at 47 Broadstone Avenue, Port Glasgow PA14 5AT ("the Tenant")

and

MR HARJIT KAUR BOPARI, trading as Priya Properties Ltd, 1 Mansion Avenue, Port Glasgow PA14 5QP ("the Landlord")

Statement of facts and reasons for

- 1 The Private Rented Housing Committee issued a Repairing Standard Enforcement Order in respect of the Property which was served upon the parties on 3rd June 2010.
- 2 The Private Rented Housing Committee issued a Notice of a Decision to Vary the Repairing Standard Enforcement Order in respect of the property which decision to vary intimated upon the parties on 4th August 2010.
- 3 The Private Rented Housing Committee re-inspected the property on 12th October 2010 in order to ascertain whether the work required by the RSEO (as varied) had been completed.
- 4 The Tenant was present during the re-inspection of the property. The Landlord did not attend during the re-inspection of the property.
- 5 At the re-inspection the Committee noted that whilst the Landlord had carried out repairs to the front door of the property (and whilst that door was now wind and watertight) the Landlord had still not made good the plaster work which had been damaged in the entrance hallway to the property. Notwithstanding this, the Tenant indicated that she no longer wished to insist upon her application to the Private Rented Housing Committee. The Tenant indicated that she would shortly be moving out of the property and wished no further contact from the Landlord in respect of this matter.

6 Given that the Tenant no longer wished to insist upon this part of her application and given that the Committee were satisfied that all works (other than minor reinstatement works) had been completed as required by the RSEO (as varied) the Committee decided to grant a Certificate of Completion.

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.

Where such an appeal is made, the effect of the decision and the Certificate 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 Certificate are to be treated as having effect from the date on which the appeal is abandoned or so determined.

A Cowan

Signed ..
(Chairperson)

..... Date: 12th October 2010