



**CERTIFICATE OF COMPLETION OF WORK**

**Issued by the Private Rented Housing Committee**

**Under Section 60 of The Housing (Scotland) Act 2006**

**PRHP Reference: PRHP/G44/59/10**

Re:- Property at 21 Kings Park Road, Thornliebank, Glasgow G44 4TT ("the property")

Land Register Title Number:- GLA33040

**The Parties:-**

Alastair McKee, residing at 21 Kings Park Road, Glasgow G44 4TT ("the tenant")

And

Catriona MacLeod, residing at 3 Seagate, Prestwick, KA9 1AY and Seumas MacLeod residing at 420 Clarkston Road, Muirend, Glasgow ("the landlord")

**The Committee comprised:-**

Mr James Bauld - Chairperson

Mr George Campbell - Surveyor member

Mr Chris Harvey - Housing member

**CERTIFICATE OF COMPLETION**

The Private Rented Housing Committee hereby certifies that the work required by the Repairing Standard Enforcement Order relative to the Property at 21 Kings Park Road, Glasgow G44 4TT dated 6 July 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.**

Signed **J Bauld**  
James Bauld, Chairperson

Date *16 Dec 2011*

Signature of Witness .....  
**P Kearney**

Date *16/12/11*

Name, address and occupation of the witness (please print):-

PAMELA KEARNEY  
SECRETARY  
7 West George Street, Glasgow G2 1BA



Determination by Private Rented Housing Committee  
Statement of Decision of the Private Rented Housing Committee  
(Hereinafter referred to as "the Committee")  
Under Section 25 of the Housing (Scotland) Act 2006  
Case Reference Number: PRHP/G44/59/10

Re:- Property at 21 Kings Park Road, Glasgow G44 4TT ("**the property**")

Land Register Title Number:- **GLA33040**

**The Parties:-**

Alastair McKee, residing at 21 Kings Park Road, Glasgow G44 4TT ("**the tenant**")

And

Catriona MacLeod, residing at 3 Seagate, Prestwick, KA9 1AY and Seumas MacLeod residing at 420 Clarkston Road, Muirend, Glasgow ("**the landlord**")

**The Committee comprised:-**

Mr James Bauld - Chairperson  
Mr George Campbell - Surveyor member  
Mr Chris Harvey - Housing member

**Background:-**

- 1 On 6 July 2010, the Committee issued a Determination which decided that the landlord had failed to comply with the duties imposed by Section 14(1)(b) of the Housing (Scotland) Act 2006 ("the 2006 Act"). On the same date the Committee issued a Repairing Standard Enforcement Order (RSEO) in respect of the property.
- 2 The RSEO made by the Committee required the landlord to carry out such works as were necessary to (a) restore the cistern within the bathroom to proper working order, (b) to install a working smoke alarm within the property, (c) to carry out repairs to lower walls and floors to eradicate dampness, (d) to make windows wind and water tight, (e) to carry out repairs to the

oven to restore it to proper working order, (f) to carry out repairs to the kitchen sink, (g) to carry out repairs to the extractor fan.

- 3 On 26 October 2010 the Committee determined that the landlord had failed to comply with the terms of the RSEO and accordingly the Committee issued a Rent Relief Order reducing the rent payable in terms of the tenancy.
- 4 Subsequent to the imposition of the Rent Relief Order the landlord and tenant contacted the Committee to advise that works had now been carried out.
- 5 On 10 November 2011 further re-inspection was carried out. The Committee was satisfied that all work required in terms of the RSEO had been completed. It was noted that the tenant had now removed from the property.
- 6 The Committee had also received correspondence from the landlord confirming his belief that all works had been completed.

#### **Decision**

- 7 The Committee having made such enquiries as it sees fit for the purpose of determining whether the landlord had complied with the RSEO in relation to the property concerned and taking full account of all the evidence provided by both the tenant and the landlord and taking account of the evidence obtained during the re-inspections of the property, now determine that the landlord has fully complied with the RSEO in terms of Section 26(1) of the Housing (Scotland) Act 2006 and hereby determine that a Certificate of Completion should be issued in respect of said Order.
- 8 The Committee also determine that the Rent Relief Order which has been imposed upon this property should now be revoked in terms of Section 27(4)(b) of the 2006 Act.
- 9 The decision of the Committee is unanimous.

#### **Rights of Appeal**

- 10 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.
- 11 The appropriate respondent in such appeal proceedings is the other Party to the proceedings and not the PRHP of the Committee which made the decision.

**Effects of Section 63**

- 12 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.
- 13 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 ... **J Bauld** .....  
James Bauld, Chairperson

Date ... 16 December 2011 .....

Signature of Witness ... **P Kearney** .....

Date ... 16/12/11 .....

Name, address and occupation of the witness (please print):-

PAMELA KEARNEY  
SECRETARY  
7 West George Street  
Glasgow G2 1BA