



Certificate of completion of work

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

Ref: PRHP/G53/73/12

Re: Property at Flat 2/1, 233 Househillmuir Road, Glasgow G53 6LP being the subjects registered in the Land Register of Scotland under Title Number GLA54723 ("the Property")

The Parties:-

STEVEN MAYHEW, residing at Flat 2/1, 233 Househillmuir Road, Glasgow G53 6LP ("the Tenant")

Mr SCOTT DEVLIN, per his agents Castle Residential, 63 Causeyside Street, Paisley PA1 1YT ("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 2 July 2012 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 type written on this page only are executed by Andrew Stuart Cowan, chairperson of the Private Rented Housing Committee at Glasgow on 17 December 2012 before this witness:-

L McManus witness

Laura McManus
7 West George Street, Glasgow,
G2 1BA
Secretary

^{AA}
A Cowan chairman

ANDREW COWAN



Determination by Private Rented Housing Committee

Decision to grant a Certificate of Completion of work Under Section 60 of the Housing (Scotland) Act 2006 and a revocation of a Rent Relief Order under Section 27 of the Housing (Scotland Act) 2006

Ref: PRHP/G53/73/12

Re: Property at Flat 2/1, 233 Househillmuir Road, Glasgow G53 6LP being the subjects registered in the Land Register of Scotland under Title Number GLA54723 ("the Property")

The Parties:-

STEVEN MAYHEW, residing at Flat 2/1, 233 Househillmuir Road, Glasgow G53 6LP ("the Tenant")

Mr SCOTT DEVLIN, per his agents Castle Residential, 63 Causeyside Street, Paisley PA1 1YT ("the Landlord")

Decision

The Committee, having made such enquiries as it saw fit for the purposes of determining whether the Landlord has complied with the terms of the Repairing Standard Enforcement Order (dated 2 July 2012) in relation to the property concerned, determined that the Landlord has now **complied** with that Repairing Standard Enforcement order and that it is accordingly appropriate to grant a Certificate of Completion. The Committee also determined to revoke the Rent Relief order granted by the Committee on 30 October 2012.

Statement of facts and reasons

1. The Private Rented Housing Committee issued a Repairing Standard Enforcement Order in respect of the property dated 2 July 2012.
2. In terms of their decision dated 30 October 2012, the Committee determined that the Landlord had not fully complied with the Repairing Standard Enforcement Order. On that date, the Committee issued a Rent Relief Order in terms of Section 27 of the said Act which reduced the rent payable under the tenancy for the house by amount of 50% of the rent which would, but for the order, be payable.
3. By email dated 28 November 2012, the Landlord's agents exhibited a letter from a firm of electricians which confirmed that the electrics within the property were free from water and were safe to use.
4. By email dated 2 December 2012, the tenant confirmed that there had been no further "ingress of moisture" in the rear room of the property. The tenant confirmed that he accepted the report from the electrician in relation to the state of the electrics within the property. The

tenant highlighted certain areas of the gutters where he believed the gutters of the property had not been properly cleared.

5. Having considered all the evidence and the statements made by both the Landlord and the tenant, the Committee are satisfied that the Landlord has now carried out such works as are necessary to comply with the terms of the Repairing Standard Enforcement Order dated 2 July 2012. In particular, the Committee are satisfied that the property meets the repairing standard in respect of these matters. Whilst the tenant has highlighted certain areas of the gutters where there continues to be vegetation growth, the Committee are nonetheless satisfied that the gutters (as they affect the property) are now in a reasonable state of repair and proper working order.
6. In the circumstances, the Committee are satisfied that the requirements of the Repairing Standard Enforcement Order have been complied with and it is appropriate to grant a Certificate of Completion. The Committee are further satisfied that it is appropriate to revoke the Rent Relief Order dated 30 October 2012.

Right of Appeal

7. A Landlord or Tenant aggrieved by the decision of the Private Rented Housing committee may appeal to the Sheriff by summary application within 21 days of being notified of that decision.

Effect of Section 63

8. Where such an appeal is made, the effect of the decision and of the order is suspended until the appeal is abandoned or finally determined, and where the appeal is abandoned or finally determined by confirming the decision, the decision and the order will be treated as having effect from the day on which the appeal is abandoned or so determined.

A Cowan

Signed Date 17/12/12
Chairperson ANDREW COWAN

L McManusWitness

Laura McManus, Secretary, TC Young
7 West George Street, Glasgow G2 1BA