



**Certificate of completion of work**

**Issued by the Private Rented Housing Committee**

**Under section 60 of the Housing (Scotland) Act 2006**

prhp Ref: prhp/G72/93/11

**Re : Property at Flat 1/2, 198 Main Street, Cambuslang G72 2EN ("the Property") registered in the Land Register for Scotland under Title No:LAN142405**

**The Parties:-**

**Mrs Helen Henderson, per Messrs Grant Wilson, Property Managers, 65 Greendyke Street, Glasgow G1 5P ("the Landlord")**

**Ms Brenda McGeown, Flat 1/2, 198 Main Street, Cambuslang G72 2EN ("the Tenant")**

**CERTIFICATE OF COMPLETION**

The Private Rented Housing Committee hereby certifies that the work required by the Repairing Standard Enforcement Order relative to the Property served on 4<sup>th</sup> October 2011 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 are executed by David Michael Preston, Solicitor, 140 West Campbell Street, Glasgow, chairperson of the Private Rented Housing Committee at OBAN on 8 December 2011 before this witness:-

**F Campbell**

witness

FIONA CAMPBELL

name in full

22 ARGYLL SQ

Address

OBAN

ARGYLL

**D Preston**

chairman



**PRIVATE RENTED HOUSING COMMITTEE  
STATEMENT OF DECISION OF THE PRIVATE RENTED HOUSING COMMITTEE  
UNDER SECTION 26(1) OF THE PRIVATE RENTED HOUSING (APPLICATIONS  
AND DETERMINATIONS) (SCOTLAND) REGULATIONS 2007**

**In connection with**

**property at Flat 1/2, 198 Main Street, Cambuslang G72 2EN  
(hereinafter referred to as "the property")**

Ms Brenda McGeown, Flat 1/2, 198 Main Street, Cambuslang, G72 2EN  
(hereinafter referred to as "the Tenant")

Mrs Helen Henderson, represented by Diane Harte, Messrs Grant Wilson,  
Property Managers, 65, Greendyke Street, Glasgow G1 5PX, (hereinafter  
referred to as "the Landlord")

**PRHP Reference: prhp/G72/93/11**

**DECISION**

The Committee, having made such enquiries as is fit for the purposes of determining whether the Landlord has complied with the terms of the Repairing Standard Enforcement Order (hereinafter referred to as "RSEO") dated 3 October 2011 in terms of section 26 (1) of the Housing (Scotland) Act 2006 (hereinafter referred to as "the Act").

**BACKGROUND**

1. Reference is made to the Determination of the Committee dated 3 October 2011 which decided that the Landlord had failed to comply with the duty imposed by Section 14(1)(b) of the Housing (Scotland) Act 2006 ("the Act") and the RSEO made by the Committee which required the Landlord to carry out works as specified therein. The said works were to be carried out and completed within 6 weeks from the date of service of the Notice of the RSEO, which was effected on
2. Following service of the Order, the Landlord submitted representations on 16 November 2011 in which she advised that the work specified in the RSEO had been completed.
3. A re-inspection of the property took place on 24 November 2011 in the presence of the Tenant and the Landlord's representative and a report of the same date was copied to both parties. The report confirms that:

- 3.1. the affected areas of plaster have been given multiple coats of proofing paint and the whole room has been redecorated with emulsion paint. The contractor considered that it was not necessary to re-plaster the affected area.
  - 3.2. the Landlord's agent provided a satisfactory PIR, numbered *PIR (S1) 83640*, prepared by Jerry O'Shea of JK Electrical Services, 2 Glen Farrar, St Leonards, East Kilbride.
  - 3.3. there are no outstanding works under the RSEO.
4. Accordingly the Committee was satisfied that the specified works had been carried out by the Landlord and determined to grant a Certificate of Completion

**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.

**D Preston**

Signed .....  
Chairperson

Date..... *9 December 2011* .....