



## Certificate of completion of work

Issued by the Private Rented Housing Committee

Under section 60 of the Housing (Scotland) Act 2006

prhp Ref: prhp/PA1/194/12

Re : Property at Flat 1/1, 5 Orchard Street, Paisley PA1 1UY ("the Property")

Title No: REN1934

The Parties:-

Mark Alexander Baird, Craighendunton, Waterside, Kilmarnock KA3 6JJ ("the Landlord")

Yvonne Hutchings, 1/1, 5 Orchard Street, Paisley PA1 1UY ("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 29 August 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 typewritten on this page are executed by George Barrie Clark, solicitor, Edinburgh chairperson of the Private Rented Housing Committee at Edinburgh on 21 December 2012 before this witness:-

**V Clark**

Valerie Elizabeth Jane Clark

7 Newbattle Terrace

Edinburgh

**G Clark**



## **Statement of decision of the Private Rented Housing Committee under Section 24 (1) of the Housing (Scotland) Act 2006**

prhp Ref: prhp/PA1/194/12

Re : Property at Flat 1/1, 5 Orchard Street, Paisley PA1 1UY ("the Property")

**The Parties:-**

Yvonne Hutchings, Flat 1/1, 5 Orchard Street, Paisley PA1 1UY ("the Tenant")

Mark Alexander Baird, Craigendunton, Waterside, Kilmarnock KA3 6JJ ("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 duty imposed by Section 14 (1)(b) in relation to the house concerned, determined that the Landlord had not failed to comply with the duty imposed by Section 14 (1)(b) of the Act.

### **Background**

1. By application dated 3 May 2012, the Tenant applied to the Private Rented Housing Panel for a determination of whether the Landlord had failed to comply with the duties imposed by Section 14 (1)(b) of the Housing (Scotland) Act 2006 ("the Act")
2. The Private Rented Housing Committee issued a Repairing Standard Enforcement Order on 13 August 2012, requiring the Landlord (a) to carry out such works as are necessary to replace the missing pane of glass in the living room window and to ensure that the window is made to open and close properly, with any defective window catches being repaired or replaced, (b) to investigate the cause of the "give" in the suspended timber floor in the bathroom and carry out such works as are necessary to stabilise the floor and (c) to carry out such repair or replacement to the central heating boiler as is necessary to provide the Property with an adequate hot water supply and central heating and to exhibit a valid Gas Safety Certificate when the work has been carried out. The work was to be completed within the period of 4 weeks from the date of service of the Notice to the landlord of the making of the Repairing Standard Enforcement Order, which Notice was issued on 29 August 2012. The Landlord subsequently requested and was, on 1 November 2012, granted an extension of 4 weeks for completion of the work.
3. The Committee re-inspected the Property on 3 December 2012 and confirmed that the work required by the Repairing Standard Enforcement Order had been completed and, therefore, determined to issue a Certificate of Completion of Works.

### **Decision**

4. The Committee accordingly determined that the Landlord had not failed to comply with the duty imposed by Section 14 (1)(b) of the Act.
5. The decision of the Committee was unanimous.

**Right of Appeal**

6. 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**

7. 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.

Signed ..... **G Clark** ..... Date *21 December 2012* .....  
Chairperson