



Certificate of completion of work

Issued by the Private Rented Housing Committee

Under section 60 of the Housing (Scotland) Act 2006

PRHP REFERENCE- G31/37/11

Re: Property at main door flat known as and forming 71 Garthland Drive, Dennistoun, Glasgow G31 2RF, being the subjects registered in the Land Register for Scotland under Title Number GLA 146297; ("the house")

The Parties:-

Mr. William Fisher, 71 Garthland Drive, Dennistoun, Glasgow G31 2RF ("the Tenant")

Mr. James McKeever, Rampark, Jenkinstown, Dundalk, Country Louth, Ireland ("the Landlord")

CERTIFICATE OF COMPLETION

The Private Rented Housing Committee hereby certifies that the works, required by the Repairing Standard Enforcement Order relative to the house dated 25 May 2011 and issued on 25 May 2011, have been completed. Accordingly, the said Repairing Standard Enforcement Order relative to the Property is 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 and the preceding page are executed by Mrs. Aileen Margaret Devanny, Solicitor, Chairperson of the Private Rented Housing Committee at Glasgow on the First day of July, Two Thousand and Eleven before the undernoted witness

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IADN MACLEAN WITNESS

140 WEST CAMPBELL ST

GLASGOW G2 4TZ

PANEL CLERK



**STATEMENT OF DECISION OF THE PRIVATE RENTED HOUSING COMMITTEE
UNDER SECTION
26(1) OF THE HOUSING (SCOTLAND) ACT 2006**

In connection with

Property at 71 Garthland Drive, Dennistoun, Glasgow G31 2RF ("the house")

The Parties:-

Mr. William Fisher, 71 Garthland Drive, Dennistoun, Glasgow G31 2RF ("the Tenant")

Mr. James McKeever, Rampark, Jenkinstown, Dundalk, Country Louth, Ireland ("the Landlord")

Reference PRHP/G31/37/11

DECISION

The Private Rented Housing Committee ("the Committee"), having made such enquiries as is fit for the purposes of determining whether the Landlord has complied with the Repairing Standard Enforcement Order (hereinafter referred to as "the RSEO") in relation to the house concerned, and taking account of the details in the Periodic Inspection Report for the house completed by a qualified electrician on Tenth June 2011, the Committee considered that the Landlord had satisfactorily completed the works detailed in the RSEO and decided to issue a certificate of completion of works in terms of Section 60 of the Act.

Background

1. Reference is made to the Determination of the Committee dated 21 May 2011 which decided that the Landlord had failed to comply with the duty imposed by Section 14(1) (b) of the Act and to the RSEO made by the Committee which required the Landlord to produce a Periodic Inspection Report for the house to the Private Rented Housing Panel (Prhp) from a qualified electrician to confirm

that the installation for the supply of electricity is in a reasonable state of repair and in proper working order, and to carry out any works identified as necessary within the Report to ensure that the house meets the foregoing repairing standard ("the works"). The said works to be carried out and completed within a period of 28 days from the date of service of the Notice of the RSEO.

2. On 17 June 2011 a Periodic Inspection Report dated 10 June 2011 was submitted to Prhp. The Report was satisfactory in its terms. It identified that following upon the installation of a new split load consumer unit, the installation for the supply of electricity had been tested and found to be satisfactory. The Committee considered the works specified in the RSEO have been satisfactorily completed and decided that it is appropriate to issue a Certificate of Completion in terms of Section 60 of the Act. If the Tenant continues to experience further periodic interruptions of supply by the activation of the circuit breaker, then the Committee considers it is for a reason most likely connected to the occupants' usage of the supply. The members of the Committee were unanimous in their decision.

A Devanny

Chairperson,
30 June 2011