



**Certificate of Completion of work under
section 60 of the Housing (Scotland) Act 2006**

Issued by the Private Rented Housing Committee

93B Glasgow Street, Ardrossan, KA22 8ER being the subjects registered in the Land Register of Scotland under Title Number AYR50256 ('the Property')

The Parties:-

Mrs Maureen Hughes residing at 93B Glasgow Street, Ardrossan, KA22 8ER ('The Tenant')

Christopher Redhead per M and M Letting Agents, 2 School Wynd, Kilbirnie, KA25 7AY ('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 Property which required the Landlord to:-

1. Repair the central heating system to render it in proper working order such that the radiators can be operated independently.
2. Repair or replace the loose floorboard on the top landing.
3. Repair the defective plasterwork in the living room.

have been **Completed**.

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.

Signed..... **J. Taylor** Date 30th April 2015

Chairman

K. Byrne .. Witness

Keirsten Byrne
65 High Street, Irvine, KA12 0AL



DETERMINATION BY PRIVATE RENTED HOUSING COMMITTEE

Statement of Decision of the Private Rented Housing Committee under section 26(1) of the Housing (Scotland) Act 2006

93B Glasgow Street, Ardrossan, KA22 8ER being the subjects registered in the Land Register of Scotland under Title Number AYR50256 ('the Property')

The Parties:-

Mrs Maureen Hughes residing at 93B Glasgow Street, Ardrossan, KA22 8ER ('The Tenant')

Christopher Redhead per M and M Letting Agents, 2 School Wynd, Kilbirnie, KA25 7AY ('The Landlord')

Background

1. On 22nd September 2014 the Private Rented Housing Committee ('the Committee') issued a Determination which stated that the Landlord had failed to comply with the duties imposed by Section 14 (1)(b) of the Housing (Scotland) Act 2006 ("the 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:-
 1. Repair the central heating system to render it in proper working order such that the radiators can be operated independently.
 2. Repair or replace the loose floorboard on the top landing.
 3. Repair the defective plasterwork in the living room.
3. The Private Rented Housing Committee ordered that the works specified in the RSEO were to be carried out and completed by 30th November 2014. The completion date was subsequently extended to 20th January 2015.
4. On 28th April 2015 the surveyor member of the Committee attended at the Property for the purpose of ascertaining whether the said repairs required by the RSEO had been completed. He found that the repairs required had been satisfactorily completed.

Decision and Reasons

5. 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, in relation to the Property concerned, determined that the Landlord had complied with the RSEO.

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 **J. Taylor**

Chairp

Date: 30th April 2015