



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

Issued by the Private Rented Housing Committee

Re 17 Kintyre Avenue, Linwood, PA3 3JA being the subjects registered in the Land Register of Scotland under title number REN73145 ('the Property')

The Parties:-

Miss Lynn Barbour residing formerly at 17 Kintyre Avenue, Linwood, PA3 3JA ('The Tenant')

Stuart Brownhill (otherwise William Stuart Brownhill) residing formerly at 88 Walnut Gate, Cambuslang, G72 7GH and now at 12 Bay Willow Court, Cambuslang, G72 7AD ('The Landlord')

Case Ref: PRHP/RP/15/0063

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) Install a shower screen or shower curtain in the bathroom.
- (2) Repair the broken fence panels.
- (3) Repair or replace the cooker.
- (4) If the Landlord does not replace the kitchen units:
 - 4.1 The loose kitchen unit door has to be reinstated.
 - 4.2 The broken interior of the kitchen unit where the stopcock is located has to be repaired or replaced and
 - 4.3 The kickboards below the kitchen units have to be reinstated.
- (5) Dry out or replace the damp hardboard flooring in the bathroom.
- (6) Provide a valid electrical PIR certificate confirming that the electrical installations in the Property and the shower are in proper working order.
- (7) Rehang the detached front bedroom door.

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.

In Witness whereof these presents are executed by Jacqui Taylor, Solicitor, chairperson of the Private Rented Housing Committee at Irvine on 8th October 2015 before the undernoted witness:

Signed.....**J. Taylor**.....Date 8th October 2015
Chairperson

K. Byrne ... Witness
Keirsten Byrne
Paralegal
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

Re 17 Kintyre Avenue, Linwood, PA3 3JA being the subjects registered in the Land Register of Scotland under title number REN73145 ('the Property')

The Parties:-

Miss Lynn Barbour residing formerly at 17 Kintyre Avenue, Linwood, PA3 3JA ('The Tenant')

Stuart Brownhill (otherwise William Stuart Brownhill) residing formerly at 88 Walnut Gate, Cambuslang, G72 7GH and now at 12 Bay Willow Court, Cambuslang, G72 7AD ('The Landlord')

Case Ref: PRHP/RP/15/0063

Background

1. On 13th July 2015 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'). The Committee members were Jacqui Taylor (Chairperson), Mike Links (Surveyor Member).
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) Install a shower screen or shower curtain in the bathroom.
 - (2) Repair the broken fence panels.
 - (3) Repair or replace the cooker.
 - (4) If the Landlord does not replace the kitchen units:
 - 4.1 The loose kitchen unit door has to be reinstated.
 - 4.2 The broken interior of the kitchen unit where the stopcock is located has to be repaired or replaced and
 - 4.3 The kickboards below the kitchen units have to be reinstated.
 - (5) Dry out or replace the damp hardboard flooring in the bathroom.
 - (6) Provide a valid electrical PIR certificate confirming that the electrical installations in the Property and the shower are in proper working order.
 - (7) Rehang the detached front bedroom door.
3. The Private Rented Housing Committee ordered that the works specified in the RSEO were to be carried out and completed by 30th August 2015.
4. On 21st September 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. Photographs were taken during the re-inspection and are attached as a Schedule to this report. The parties were sent a copy of the report and no objections were raised.

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 ...
Chairpers

J. Taylor

Date: 8th October 2015