



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

**Issued by the Private Rented Housing Committee**

**Re: 9 Weston Avenue, Annbank, KA6 5EE ('the Property')**

**The Parties:-**

**Mrs Jessie Brown, residing at 9 Weston Avenue, Annbank, KA6 5EE ('The Tenant')**

**Buchanan Heritable Limited, 187A, Stonelaw Road, Glasgow, G73 3PD ('The Landlords')**

**Case Ref: PRHP/RP/15/0119**

**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 Landlords to:-

*'Eradicate the dampness in the front and rear bedrooms of the Property and carry out necessary redecoration.'*

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.....  
Chairperson

**J. Taylor**

.....Date 19<sup>th</sup> August 2015

**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

**Re: 9 Weston Avenue, Annbank, KA6 5EE ('the Property')**

**The Parties:-**

**Mrs Jessie Brown, residing at 9 Weston Avenue, Annbank, KA6 5EE ('The Tenant')**

**Buchanan Heritable Limited, 187A, Stonelaw Road, Glasgow, G73 3PD ('The Landlords')**

**Case Ref: PRHP/RP/15/0119**

#### **Background**

1. On 29<sup>th</sup> June 2015 the Private Rented Housing Committee ('the Committee') issued a Determination which stated that the Landlords 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 Landlords to:-  
  
'Eradicate the dampness in the front and rear bedrooms of the Property and carry out necessary redecoration.'
3. The Private Rented Housing Committee ordered that the works specified in the RSEO were to be carried out and completed by 15<sup>th</sup> August 2015.
4. On 18<sup>th</sup> August 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 inspection and are attached as a Schedule to this report.

#### **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 Landlords have 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**  
Chairpe

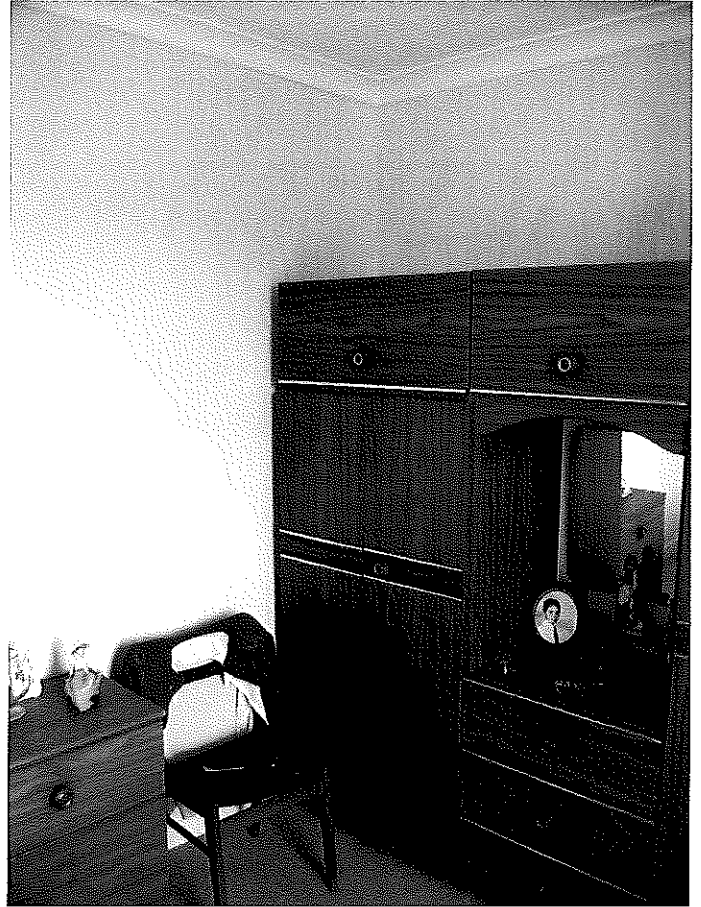
Date: 19<sup>th</sup> August 2015

*J. Taylor*

Photographs taken on re-inspection at 9 Weston Ave., Annbank KA6 5EE on 18 August 2015



01 – front bedroom (stairwell right)



02 – rear bedroom at stairwell (left) & gable wall

V. Taylor

Photographs taken on inspection at 9 Weston Ave., Annbank KA6 5EE on 25 June 2015



01 - Dampness - front bedroom (stairwell right) 02 - Dampness - rear bedroom (stairwell left)



03 - Dampness - rear bedroom at stairwell (left) & gable wall