



PRIVATE RENTED HOUSING COMMITTEE

STATEMENT OF DECISION OF THE PRIVATE RENTED HOUSING COMMITTEE UNDER SECTION 26(1) OF THE PRIVATE RENTED HOUSING PANEL (APPLICATIONS AND DETERMINATIONS)(SCOTLAND) REGULATIONS 2007

In connection with

THE PROPERTY

3b Langside Road, Bothwell, Glasgow G71 8NG registered in the Land Register for Scotland under title number LAN7652

THE PARTIES

Angela Marie McAdams and Christopher Thomas, formerly residing at the property (applicant)

Note: The Tenancy under which the application was made, having been lawfully terminated, and the President having determined to continue with the determination of the application in terms of Minute of Continuation dated 17 August 2015 under Schedule 2 Paragraph 7(3) of the Act there was no Tenant

and

LS Residential Ltd, incorporated under the Companies Acts and having their Registered Office at 8 Elmbank Gardens, Glasgow G2 4NQ, per Countrywide and SSH Lettings, Scotland Property Management Centre, 2nd floor, 26 Springfield Court, Glasgow G1 3DQ (landlord)

PRHP Ref: RP/15/0199

Decision

The Committee, having made such enquiries as is fit for the purposes of determining whether the Landlord has complied with the terms of the Repairing Standard Enforcement Order (hereinafter referred to as "RSEO") dated 12 October 2015 in terms of section 26 (1) of the Housing (Scotland) Act 2006 (hereinafter referred to as "the Act") determined that the terms of the RSEO have been complied with and granted a Certificate of Completion to the effect of discharging the RSEO.

Committee Members: – **David M Preston** (Convener); **George Campbell** (Surveyor Member); and **Elaine Munroe** (Housing Member).

Background

1. Reference is made to the Determination of the Committee dated 12 October 2015 which decided that the Landlord had failed to comply with the duty imposed by Section 14(1)(b) of the Housing (Scotland) Act 2006 ("the Act") and the RSEO made by the Committee which required the Landlord to carry out works as specified therein.
2. On 25 November 2015 the surveyor member carried out a re-inspection of the property in the presence of the landlord's agent and the contractor. The contractor explained the works which had been undertaken and it was reported that there had been a leak at the washing machine which had been repaired as had faulty drainage at the wc and bath. All the drainage suspended under the floor had been replaced and an area of timber flooring was renewed at both the bathroom and in the kitchen. A new bath had been installed.
3. A letter dated 2 December 2015 from Mr Stuart Currie of Environmental Services was subsequently produced to the Committee which confirmed that in his view the property was now fit for habitation.
4. In the absence of: any any reason for not so doing, the Committee was satisfied that the specified works had been completed and determined to grant a Certificate of Completion to the effect of discharging the Order.
5. The decision of the Committee was unanimous.

Right of Appeal

A landlord or tenant has the right to appeal this decision to the Sheriff by summary application within 21 days of being notified of that decision.

Effect of section 63

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.

D. BARTOS

Chairman

16 December 2015



PRIVATE RENTED HOUSING COMMITTEE

Certificate of Completion of Work

Issued by the Private Rented Housing Committee

Under section 60 of the Housing (Scotland) Act 2006

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The Private Rented Housing Committee hereby certifies that the work required by the Repairing Standard Enforcement Order relative to the Property dated 12 October 2015 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 are executed as follows:-

D BARTOS

Chairman

18 December 2015

Date of Signing

OBAN

Place of Signing

F. CAMPBELL

Witness

FIONA CAMPBELL

Name

Address

ANDREW BANKS
22 ARAU SJR.
OBAN