



**Certificate of completion of work**

**Issued by the Private Rented Housing Committee**

**Under section 60 of the Housing (Scotland) Act 2006**

**Case Reference Number: PRHP/RP/15/0347**

**Re: 4 Sandbank Avenue, Glasgow G20 0DB ("the property")**

**Land Register Title No: GLA76106**

**The Parties:-**

**Mr Christopher Stevens, formerly residing at the property ("the tenant")**

**Ms Susan Garbett, c/o Northwood Glasgow North Ltd, 43 Milngavie Road, Bearsden, Glasgow G61 2DW ("the landlord")**

**CERTIFICATE OF COMPLETION**

The Private Rented Housing Committee hereby certifies that the work required by the **Repairing Standard Enforcement Order** relative to the Property issued by the committee on 22 March 2016 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 printed on this and the following page are executed by Sarah O'Neill, solicitor, chairperson of the Private Rented Housing Committee, at Glasgow on the nineteenth day of May 2016 before this witness:

M Morton

S O'Neill

— witness —

— chairperson

MURRAY MURRAY name in full

EURO BUILDING Address

460 ARGYLE ST GLASGOW G2 8LT

CIVIL SERVANT Occupation



**Determination of the Private Rented Housing Committee**

**Statement relative to Certificate of Completion of Work issued by the Private Rented Housing Committee under Section 60 of the Housing (Scotland) Act 2006**

**Case Reference Number: PRHP/RP/15/0347**

**Re: 4 Sandbank Avenue, Glasgow G20 0DB ("the property")**

**Land Register Title No: GLA76106**

**The Parties:-**

**Mr Christopher Stevens, formerly residing at the property ("the tenant")**

**Ms Susan Garbett, c/o Northwood Glasgow North Ltd, 43 Milngavie Road, Bearsden, Glasgow G61 2DW ("the landlord")**

**The committee: – Sarah O'Neill (Chairperson); Carol Jones (Surveyor Member)**

**Background**

1. The Private Rented Housing Committee ('the committee') issued a Repairing Standard Enforcement Order (RSEO) in respect of the property on 22 March 2016.
2. The RSEO required the landlord to:
  1. Repair or replace the shower screen and adjust the bath as necessary in order to ensure that both shower screen and bath are in a reasonable state of repair and in proper working order.
  2. Repair or replace the wardrobe door in the right hand bedroom as necessary in order to ensure that it is in a reasonable state of repair and in proper working order.

3. On completion of all the above works, ensure that all affected finishes and decoration are restored to an acceptable standard.

The committee ordered that the works specified in the RSEO must be carried out and completed within one month from the date of service of the RSEO.

3. On 26 April 2016, the surveyor member of the committee inspected the property and found that the following works required by the RSEO had been undertaken:
  1. The landlord had adjusted the bath and installed a new shower screen, but these works did not eliminate the issue of water escaping onto the bathroom floor.
  2. The landlord had repaired the track and sliding mechanism to the mirrored wardrobe doors in the right hand bedroom. Both doors were in proper working order.
4. Following confirmation from the landlord that the work had been completed, the surveyor member of the committee carried out a further re-inspection of the property on 12 May 2016. She found that extra sealant had been applied around the base of the shower screen, and water no longer escaped when the shower was turned on. Both the shower screen and the bath were therefore now in proper working order.
5. The committee therefore agreed that the works required by the RSEO have been completed and that the appropriate Certificate of Completion in terms of section 60 of the Housing (Scotland) Act 2006 should be issued.

### **Right of Appeal**

6. A landlord or tenant aggrieved by the decision of the committee may appeal to the sheriff by summary application within 21 days of being notified of that decision.
7. The appropriate respondent in such appeal proceedings is the other party to the proceedings and not the panel or the committee which made the decision.

### **Effects of Section 63**

8. Where such an appeal is made, the effect of the decision and of any Order made in consequence of it is suspended until the appeal is abandoned or finally determined. Where the appeal is abandoned or finally determined by

confirming the decision, the decision and the Order made in consequence of it are to be treated as having effect from the day on which the appeal is abandoned or so determined.

S O'Neill

**Signed.**

**Date**.....19/5/16.....

**Chairperson**