



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/14/0245

Re: 49 Bridge Street, Lockerbie DG11 2HR (“the property”)

Land Register Title No: DMF336

The Parties:-

Miss Emma McTurk, residing at the property (“the tenant”)

**Dr Jaswant Singh Mom, 22 Gleneagles Drive, Lancaster LA1 3RP
 (“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 11 June 2015 and varied on 21 July 2015 and 21 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 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 19th day of April 2016 before this witness:

M Morton

S O'Neill

witness _____ chairperson

MURRAY MORTON name in full

450 ARGYLE ST Address

GLASGOW G2 8 LH.

CASEWORKER 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

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**Dr Jaswant Singh Mom, 22 Gleneagles Drive, Lancaster LA1 3RP
 (“the landlord”)**

The committee: – Sarah O’Neill (Chairperson); Andrew Taylor (Surveyor Member) and Ahsan Khan (Housing member)

Background

1. The Private Rented Housing Committee (‘the committee’) issued a Repairing Standard Enforcement Order (RSEO) in respect of the property dated 11 June 2015.
2. The RSEO required the landlord to:
 1. Carry out such works as are necessary to ensure that the back door to the property is secure, wind and watertight and in proper working order, including the repair or replacement of the rim lock.
 2. Engage a suitably qualified, and Gas Safe registered, heating engineer to:

- i. service the gas central heating boiler and investigate the fault which is causing the boiler to malfunction
 - ii. ensure that the boiler and remainder of the heating installation is safe, functional and in proper working order.
 - iii. carry out a gas safety check and provide a gas safety certificate.
3. Engage a suitably qualified and registered SELECT or NICEIC electrical contractor to carry out a certificated electrical condition check (EICR) on the entire electrical installation of the property.*
4. Carry out works as recommended by that certificated electrical condition check to ensure that the electrical installation is safe, functional and in proper working order, and provide a Domestic Electrical Installation Certificate for any works carried out.
5. Provide and install smoke detection and alarm equipment in accordance with the British Standard on the design of fire detection installations for dwellings (BS5839 Part 6) in conjunction with the Scottish Government's Technical Handbook 2013 Domestic under Section 2 - Fire, Sub-section 2.11 Communication.
6. 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 four weeks from the date of service of the RSEO.

3. The committee issued a variation of the RSEO on 21 July 2015, extending the timescale for completion of the works until 31 August 2015.
2. On 3 September 2015, the surveyor member of the committee inspected the property and found that the following works required by the RSEO had been undertaken:
 1. The back door to the property had been serviced and a new rim lock had been provided. The door was secure, wind and watertight.
 2. The boiler and system had been serviced and checked for safety. A gas safety certificate had been provided. The tenant reported that the system had been working well until the night before the inspection when the heating to radiators had again failed.
 3. A NICEIC electrical contractor had carried out an Electrical Installation Condition Report. The landlord had provided only page one (of eight) of

that report. The front page provided states that the installation is satisfactory.

4. It was clear that some electrical works had been carried out, notably, the removal of the wiring running across the kitchen floor and the provision of two additional double sockets in the kitchen.
5. A hard-wired smoke detector had been fitted in the hall.
5. The surveyor found that the following works required by the RSEO remained outstanding:
 1. Provision of a full Electrical Installation Condition Report.
 2. Carry out the works recommended in that report (if any).
 3. Although one smoke detector has been provided, this falls short of the requirements of the RSEO.
 4. Provide a Domestic Installation Certificate for all works carried out.
 5. On completion of all the above works, ensure that all affected finishes and decoration are restored to an acceptable standard.
6. The committee considered that the landlord has complied with items 1, 2 and 3 in the RSEO, but that while he had partly complied with items 4 and 5, these had not been fully complied with.
7. The committee issued a variation of the RSEO on 21 October to extend the period for the completion of the works until 21 January 2016.
8. On 10 February 2016, the surveyor member of the committee inspected the property and found that the following further works required by the RSEO had been undertaken:
 1. The full version of the Electrical Installation Condition Report had been provided.
 2. Works as recommended by that report had been undertaken.
 3. A hard wired heat detector had been fitted in the kitchen/living area.
 4. Affected finishes and decoration had been restored to an acceptable standard.
9. The surveyor found, however, that the provision of a Domestic Installation Certificate for all carried out remained outstanding. The committee issued a direction to the parties on 17 March 2016, requiring the landlord to provide a Domestic Electrical Installation Certificate specifically in relation to the minor electrical works mentioned in the RSEO within 14 days. The direction stated

that if this certificate was not received by that date, the committee may determine that the landlord had failed to comply with the RSEO.

10. On 11 April 2016, the Domestic Electrical Installation Certificate for the minor electrical works mentioned was received from the landlord.
11. The committee 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

12. 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.
13. 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

14. 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.

Signed..... Sarah O'Neil

Date..... 19/4/16

Chairperson