



**Certificate of Completion of Work**

**Issued by the Private Rented Housing Committee**

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

**Reference Number: PRHP/RP/15/0248**

**Re: Property at Flat 1/1, 1 Clutha Street, Glasgow, G51 1BL all as more particularly described in and registered in Land Certificate GLA83306 (hereinafter referred to as "the property").**

**The Parties:-**

**Mrs. Samira Mohammed ("the Tenant")**

**Shawlands Limited, 1353 Pollokshaws Road, Glasgow, G41 3RG ("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 dated 11 November 2015 has been completed. Accordingly, the said Repairing Standard Enforcement Order relative to the property has been discharged.**

**A landlord or 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 typewritten in this page are executed by Patricia Anne Pryce, solicitor, Europa House, 450 Argyle Street, Glasgow, chairperson of the Private Rented Housing Committee at Glasgow on 29 September 2016 before this witness:-**

**P Pryce**

**Witness:**

**N Pryce**

**Name** NICHOLAS PRYCE

**Address** 55 BLYTHSWOOD ST, GLASGOW

**Occupation** ACCOUNTANT



**Statement of Decision of the Private Rented Housing Committee  
Under Section 60 (5) of the Housing (Scotland) Act 2006**

**Reference Number: PRHP/RP/15/0248**

**Re: Property at Flat 1/1, 1 Clutha Street, Glasgow, G51 1BL all as more particularly described in and registered in Land Certificate GLA83306 (hereinafter referred to as “the property”).**

**The Parties:-**

**Mrs. Samira Mohammed (“the Tenant”)**

**Shawlands Limited, 1353 Pollokshaws Road, Glasgow, G41 3RG (“the Landlord”)**

**The Committee comprised:-**

<b>Patricia Anne Pryce</b>	<b>-</b>	<b>Chairperson</b>
<b>Mike Links</b>	<b>-</b>	<b>Surveyor Member</b>
<b>Tom Keenan</b>	<b>-</b>	<b>Housing Member</b>

**Decision**

**The Committee, having made such enquiries as they saw fit for the purposes of determining whether the Landlord had complied with the Repairing Standard Enforcement Order dated 11 November 2015 in respect of the property, and taking account of the subsequent inspections of the property on 19 January 2016 and 10 August 2016 together with subsequent written information provided by the Landlord, determined that the Landlord has complied with the terms of the said Repairing Standard Enforcement Order and so the Committee resolved to issue a Certificate of Completion in respect of the works required by the said Repairing Standard Enforcement Order.**

**Background**

- 1. On 11 November 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”). 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:-**
  - “(a) To repair all of the windows in the property by ensuring that there is adequate pointing around all of the windows, to ensure that it is wind and watertight and in proper working order.**
  
  - (b) To repair the electrical sockets located in the living room of the property.**
  
  - (c) To produce an up to date electrical installation condition report that the said installation meets BS 7671 and an in service inspection and test report on all electrical appliances and equipment from a competent suitably qualified and registered electrician and to complete any repairs identified within said report.”**
  
- 3. The Committee ordered that the works specified in the RSEO were to be carried out and completed within 28 days of the date of service of the Notice, that is, by 22 December 2015.**
  
- 4. The property was re-inspected by the Surveyor Member of the Committee on 19 January 2016 and on 10 August 2016. The Committee issued a failure to comply decision in terms of Section 26(1) of the 2006 Act on 21 March 2016. The Committee issued a Rent Relief Order in terms of Section 27 of the Act. The Tenant then left the property and was no longer a party to the application. On 25 July 2016, the Committee received a request from the Landlord that a further inspection take place as all of the outstanding works in terms of the RSEO had been completed.**
  
- 5. On 10 August 2016, 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 house was wind and watertight and in all other aspects fit for human**

habitation, that the structure and exterior of the house are in a reasonable state of repair and in proper working order, that the structure and exterior of the house are in a reasonable state of repair and in proper working order and that the fixtures, fittings and appliances provided by the Landlord under the tenancy are in a reasonable state of repair and in proper working order. In particular, he found that the windows frames had been repointed and an EICR was being undertaken on 11 August 2016. A satisfactory EICR test certificate dated 8 September 2016 was provided to Committee.

6. Accordingly, the Committee resolved that the RSEO had been complied with in full and that a Certificate of Completion under Section 60 (5) of the Act would be issued.

### **Decision**

The decision of the Committee was to grant a Certificate of Completion under Section 60(5) of the Act. This decision was unanimous.

### **Right of Appeal**

In terms of Section 63 of the Act, 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 of the Act**

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.

**Patricia Anne Pryce**

**29 September 2016**

**P Pryce**