



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

Issued by the Private Rented Housing Committee

Re: Flat 85, 15 Ibroxholm Oval, Glasgow, G51 2TY being part of the subjects registered in the Land Register of Scotland under Title Number GLA166850 ('the Property')

The Parties:-

Daryn Foster residing at flat 85, 15 Ibroxholm Oval, Glasgow, G51 2TY ('The Tenant')

Lowther Homes, Wheatley House, 25 Cochrane Street, Glasgow, G1 1HL ('The Landlord')

Case Ref No: PRHP/RP/16/0072

The Committee members were Jacqui Taylor (Chairperson) and George Campbell (Surveyor Member).

CERTIFICATE OF COMPLETION

The Private Rented Housing Committee hereby certifies that the works required by the **Repairing Standard Enforcement Order** dated 12th June 2016 ('RSEO') which required the Landlord to :-

'1. Obtain a report on the condition of the windows in the Property from a specialist windows contractor and/ or the window manufacturers advising on any remedial works required to render the windows wind and water tight and in proper working order.

2. The Private Rented Housing Committee order that the works necessary to render the windows wind and water tight and in proper working order as recommended by the said specialist windows contractor and/ or the window manufacturers must be carried out and completed by 30th September 2016.'

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.

Where such an appeal is made, the effect of the variation is suspended until the appeal is abandoned or finally determined, and where the appeal is abandoned or finally determined by confirming the decision, the variation will be treated as having effect from the day on which the appeal is abandoned or so determined.

In Witness whereof these presents are executed by Jacqui Taylor, Solicitor, Chairperson of the Private Rented Housing Committee at Irvine on 21st November 2016 before the undernoted witness:

Signed J Taylor Date 21st November 2016
Witness: M Currie
Witness: Michelle Currie, 65, High Street, Irvine



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: Flat 85, 15 Ibroxholm Oval, Glasgow, G51 2TY being part of the subjects registered in the Land Register of Scotland under Title Number GLA166850 ('the Property')

The Parties:-

Daryn Foster residing at flat 85, 15 Ibroxholm Oval, Glasgow, G51 2TY ('The Tenant')

Lowther Homes, Wheatley House, 25 Cochrane Street, Glasgow, G1 1HL ('The Landlord')

Case Ref No: PRHP/RP/16/0072

The Committee members were Jacqui Taylor (Chairperson) and George Campbell (Surveyor Member).

Decision

The Committee, having considered the Landlord's representations for the purposes of determining whether the works specified in the Repairing Standard Enforcement Order had been completed determined that the required works had been completed and the order should be revoked.

Background

1. The Repairing Standard Enforcement Order relative to the Property dated 12th June 2016 (hereinafter referred to as 'RSEO') required the Landlord to:-

'Obtain a report on the condition of the windows in the Property from a specialist windows contractor and/ or the window manufacturers advising on any remedial works required to render the windows wind and water tight and in proper working order.'

'The Committee ordered that the works necessary to render the windows wind and water tight and in proper working order as recommended by the said specialist windows contractor and/ or the window manufacturers must be carried out and completed by 30th September 2016.'

2. On 3rd October 2016 the Surveyor Member of the Committee re-inspected the Property. The Tenant was not present at the inspection. Theo Forest, the Landlord's representative was present. He confirmed that the window repairs were completed by CMS Window Systems on or about 6th July 2016. The windows were removed and refitted, improved, strengthened and silicone caulked to seal them. He explained that the contractors carried out two lengthy visits to the Property before they were satisfied that the work had been satisfactorily completed.

Decision

3. The Committee being satisfied that the required works had been satisfactorily repaired determined to revoke the RSEO.

4. The decision of the Committee was a unanimous decision.

Right of Appeal

5. 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

6. 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** Date 21st November 2016
Chairperson