



**Statement of Reasons under Paragraph 6(1) of Schedule of the Housing (Scotland) Act 2006 and Regulation 23 of the Private Housing Panel (Tenants and Third Party Applications) (Scotland) Regulations 2015 re Certificate of Completion of Work under section 60 of the said Act**

**in connection with**

**100 Blaefaulds Crescent, Denny, FK6 5EJ, registered in the Land Register for Scotland under title number STG33171 (the property)**

**THE PARTIES:**

**Miss Jane McLuckie, residing at the property (applicant and tenant)**

**and**

**1. Robert Phillips, registered in the Register of Landlords per Alexander Taylor Estate Agents, 78 High Street, Bonnybridge FK4 1BX; and now per David Richardson, The Letting Co, 7 York Lane, Grangemouth FK3 8BD (registered landlord)**

**and**

**2. Robert Edmond Phillips and Christine Ann Phillips, Oak Tree Cottage, Shaws Lane, Haseley, Warrick CV35 7JA (registered proprietors)**

**PRHP Ref: RP/16/0216**

**Committee Members: David Preston (Chairman); and Mike Links (Surveyor Member).**

## Decision

The Committee, having made such enquiries as are fit for the purpose of determining whether the landlord has carried out the works specified in the Repairing Standard Enforcement Order (hereinafter referred to as "the RSEO") dated 4 October 2016 in terms of section 60 of the Housing (Scotland) Act 2006 (hereinafter referred to as "the Act") decided that the terms of the RSEO have been complied with and grants a Certificate of Completion to the effect of discharging the RSEO.

### **Background:**

1. Reference is made to the Decision of the Committee dated 4 October 2016 which decided that the landlord had failed to comply with the duty imposed by section 14(1)(b) of the Act and the RSEO made by the Committee on that date which required to carry out the works as specified therein.
2. The RSEO required the landlord to: lodge a copy Electrical Installation Certificate in the offices of PRHP; and to carry out all necessary work to properly affix the central heating radiator in the bedroom to the wall and thereafter carry out all necessary decoration to the bedroom as a result of the repairs; and that this should be carried out within 4 weeks from the date of service of the Order which was effected on 6 October 2016.
3. The landlord's agent submitted an EICR by email dated 4 October 2016. The Committee was satisfied with the terms of the EICR.
4. On 21 November 2016 the surveyor member carried out a re-inspection of the property in the presence of the landlord's agent. The re-inspection report dated 21 November 2016 confirms that the radiator had been affixed to the wall and that there were no outstanding works in the RSEO.
5. Accordingly the Committee unanimously agreed to issue a Certificate of Completion to the effect of discharging the RSEO.

### **Right of Appeal:**

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.

# D Preston



**Certificate of Completion  
issued by the Private Rented Housing Committee,  
under section 60 of the Housing (Scotland) Act 2006**

**in connection with**

**100 Blaefaulds Crescent, Denny, FK6 5EJ, registered in the Land Register for Scotland  
under title number STG33171 (the property)**

**THE PARTIES:**

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**and**

**2. Robert Edmond Phillips and Christine Ann Phillips, Oak Tree Cottage, Shaws Lane, Haseley, Warrick CV35 7JA (registered proprietors)**

**PRHP Ref: RP/16/0216**

**Committee Members: David M Preston (convener) and Mike Links (surveyor member)**

The Private Rented Housing Committee hereby certifies that the work required by the Repairing Standard Enforcement Order relative to the Property dated 4 October 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 are executed as follows:

**D Preston** Chairman

*29 November 2016*  
.....**Date of Signing**

*Oban*  
.....**Place of Signing**

**K Sinclair** Witness

K Sinclair **Name**

*22 ARGYLE* **Address**

*SQUARE, OBAN,*

*PA34 4AT*  
.....  
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