



Certificate of completion of work

Issued by the Private Rented Housing Committee

Under section 60 of the Housing (Scotland) Act 2006

PRHP REFERENCE G3/125/12

Property at Flat 0/2, 130 Berkeley Street, Glasgow G3 7HY, being the subjects more particularly described in Land Certificate number GLA147141 (Hereinafter referred to as "the house")

Ms. Flaura Wilson, formerly of Flat 0/2, 130 Berkeley Street, Glasgow G3 7HY ("the Tenant")

Mr. Randeep Singh Kohli, of Kohli Properties, 3 Redlands Terrace, Glasgow G12 0RW (represented by Mrs. Kuldip Kohli and Ms. Claire Vine of said Kohli Properties) ("the Landlord")

CERTIFICATE OF COMPLETION

The Private Rented Housing Committee hereby certifies that the works, required by the **Repairing Standard Enforcement Order relative to the house dated 3 December 2012, have been completed. Accordingly, the said **Repairing Standard Enforcement Order** relative to the house is 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 on this and the preceding page are executed by Mrs Aileen Margaret Devanny, Solicitor, Chairperson of the Private Rented Housing Committee at Glasgow on the Fourteenth day of May, Two Thousand and Thirteen before the undernoted witness

M Moore

MICHELLE MOORE

Europa Building

450 Argyle Street
Glasgow

Panel Clerk

A Devanny



**STATEMENT OF DECISION OF THE PRIVATE RENTED HOUSING COMMITTEE
UNDER SECTION
26(1) OF THE HOUSING (SCOTLAND) ACT 2006**

In connection with

**Property at Flat 0/2, 130 Berkeley Street, Glasgow G3 7HY, being the subjects
more particularly described in Land Certificate number GLA147141
(Hereinafter referred to as "the house")**

**Ms. Flaura Wilson, formerly of Flat 0/2, 130 Berkeley Street, Glasgow G3 7HY ("the
Tenant")**

**Mr. Randeep Singh Kohli, of Kohli Properties, 3 Redlands Terrace, Glasgow G12
0RW (represented by Mrs. Kuldip Kohli and Ms. Claire Vine of said Kohli
Properties) ("the Landlord")**

PRHP REFERENCE G3/125/12

**Committee: Mrs Aileen Devanny (Chairperson); Mr Robert Buchan, Surveyor
Member)**

DECISION

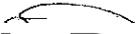
The Private Rented Housing Committee ("the Committee"), having made such enquiries as is fit for the purposes of determining whether the Landlord has complied with the Repairing Standard Enforcement Order (hereinafter referred to as "the RSEO") in relation to the house concerned, and taking account of the findings of the surveyor member following a re-inspection of the house, the Committee considered that the Landlord had satisfactorily completed the works detailed in the RSEO and decided to issue a certificate of completion of works in terms of Section 60 of the Act.

Background

1. Reference is made to the Determination of the Committee dated 20 November 2012 which decided that the Landlord had failed to comply with the duty imposed by Section 14(1) (b) of the Act and to the RSEO made by the Committee and signed on 3 December 2012 which required the Landlord to carry out works as

specified in the RSEO ("the works"). The said works to be carried out and completed within a period of 60 days from the date of service of the Notice of the RSEO. This time limit was varied and extended until 4 June 2013 on the application of the Landlord.

2. Following upon confirmation from the Landlord that the works specified in the RSEO had been completed, the surveyor member re-inspected the house on 30 April 2013 and confirmed that the works specified in the RSEO have been satisfactorily completed. The Committee decided that it is appropriate to issue a Certificate of Completion in terms of Section 60 of the Act. The members of the Committee were unanimous in their decision.


A Devanny

Chairperson,
13 May 2013



**Private Rented Housing Panel (prhp)
Re-inspection report**

Date of inspection: 30th April 2013

Reference Number: PRHP/G3/125/12

Property: Flat 0/2, 130 Berkeley Street, Glasgow, G3 7HY ("the house")

Surveyor: Robert Buchan, FRICS

Access: The landlord Mr. Randeep Singh Kohli of Kohli Properties ("the landlord") gave access and in attendance was Mr H Brown of bromac Ltd.

Repairing Standard Enforcement Order (RSEO)

Works required by the RSEO:

"To carry out such specialist damp proofing as may be required to eradicate the dampness in the house in order to prevent mould growth and condensation and to ensure that the house is wind and watertight and in all respects reasonably fit for human habitation."

Works in the RSEO undertaken: Works on the property as described in the report of the 18th February 2013 by Messrs bromac limited. These works, which carry a 20 year guarantee, include the provision of a proprietary damp-proof course, the fitting of vertical damp proofing and the re-lining of treated areas where necessary.

Moisture meter readings were taken throughout the basement floor and these registered no dampness of significance. Redecoration of treated areas has been undertaken.

Outstanding works: No outstanding works were apparent during the inspection.

Robert Buchan, FRICS

Date of report: 13th May 2013