



CERTIFICATE OF COMPLETION OF WORK

Issued by the Private Rented Housing Committee

Under Section 60 of The Housing (Scotland) Act 2006

PRHP Reference: PRHP/G33/165/10

Re:- Property at 51 Bellrock Crescent, Cranhill, Glasgow, G33 3HH ("the property")

Land Register Title Number:- **GLA120997**

The Parties:-

Miss Ann Marie Craig residing at 51 Bellrock Crescent, Cranhill, Glasgow, G33 3HH ("the tenant")

And

Edward Smith residing at 24 The Park, Hunters Run, Clonee, Dublin, ("the landlord"), represented by Mr Mirza Hussein of Easy Let, 789 Shettleston Road, Glasgow, G32 7NN

The Committee comprised:-

- | | |
|------------------|-------------------|
| Mr James Bauld | - Chairperson |
| Mr Michael Links | - Surveyor member |
| Mr Tom Keenan | - Housing member |

CERTIFICATE OF COMPLETION

The Private Rented Housing Committee hereby certifies that the work required by the Repairing Standard Enforcement Order relative to the Property at 51 Bellrock Crescent dated 16 February 2011 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 on this and the preceding page(s) are executed by James Bauld, Solicitor, 7 West George Street, Glasgow G2 1BA, Chairperson of the Private Rented Housing Committee at Glasgow on 7 July 2011 before this witness:

Signed **J Bauld**

Date 7 July 2011

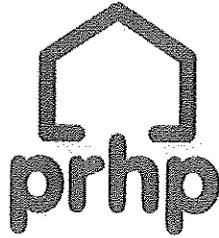
Signature of Witness **G Williams**

Date 7/7/11

Name: Gillian Williams

Address: 7 West George Street, Glasgow, G2 1BA

Designation: Senior Court Administrator



Determination by Private Rented Housing Committee

Statement of Reasons for Decision of the Private Rented Housing Committee

(Hereinafter referred to as "the Committee")

Under Section 25 of the Housing (Scotland) Act 2006

Case Reference Number: PRHP/G33/165/10

Re:- Property at 51 Bellrock Crescent, Cranhill, Glasgow, G33 3HH ("**the property**")

Land Register Title Number:- GLA120997

The Parties:-

Miss Ann Marie Craig residing at 51 Bellrock Crescent, Cranhill, Glasgow, G33 3HH ("**the tenant**")

And

Edward Smith residing at 24 The Park, Hunters Run, Clonee, Dublin, ("**the landlord**"), represented by Mr Mirza Hussein of Easy Let, 789 Shettleston Road, Glasgow, G32 7NN

The Committee comprised:-

- | | |
|------------------|-------------------|
| Mr James Bauld | - Chairperson |
| Mr Michael Links | - Surveyor member |
| Mr Tom Keenan | - Housing member |

Background:-

1. On 16th February 2011, the Committee issued a determination which decided 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 that date the Committee issued a Repairing Standard Enforcement Order ("RSEO") in respect of the property.
2. Subsequent to the issue of that Order the Committee carried out two re-inspections of the property. The first re-inspection was carried out on 11th May 2011. On that date the Committee found that all works required by the RSEO had not been completed. A further inspection was carried out on 20th June 2011. On 20th June 2011, the Committee were satisfied that all works required by the RSEO had been completed. The tenant was present during both of the re-inspections. At the second re-inspection she confirmed to the surveyor member of the Committee that she was happy that all works required in terms of the RSEO have now been completed.

3. The Committee had also received correspondence from the landlord confirming his belief that all works had been completed.

Decision

4. The Committee, having made such enquiries as it sees fit for the purpose of determining whether the landlord had complied with the RSEO in relation to the property concerned and taking full account of all the evidence provided by both the tenant and the landlord and taking account of the evidence obtained during the re-inspections of the property, now determine that the landlord has fully complied with the RSEO in terms of Section 26(1) of the Housing (Scotland) Act 2006 and hereby determine that a Certificate of Completion should be issued in respect of said Order.
5. The decision of the Committee is unanimous.

Rights of Appeal

6. 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.
7. The appropriate respondent in such appeal proceedings is the other Party to the proceedings and not the PRHP of the Committee which made the decision.

Effects of Section 63

8. 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.
9. 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.

J Bauld

Signed.....

Date... 7 July 2011

James Bauld, Chairperson

G Williams

Signature of Witness.....

Date... 7/7/11

Name: GILLIAN WILLIAMS

Address: 7 West George Street, Glasgow, G2 1BA

Designation: SENIOR COURT ADMINISTRATOR.