



Certificate of Completion of work

Issued by the Private Rented Housing Committee

Under section 60 of the Housing (Scotland) Act 2006

Re Property at Stewards House, Ardeer Golf Club, Stevenston, Ayrshire, KA20 4LB being part of the subjects registered in the General Register of Sasines for the County of Ayr of ('the Property')

The Parties:-

Martin John Danahy, Stewards House, Ardeer Golf Club, Stevenston, KA20 4LB ('The Tenant')

The Trustees of Ardeer Golf Club, Stevenston, Ayrshire, KA20 4LB ('The Landlords')

CERTIFICATE OF COMPLETION

The Private Rented Housing Committee hereby certifies that the work required by the **Repairing Standard Enforcement Order** relative to the Property has 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.

J Taylor

Signed..... Date 13th May 2013
Chairperson

K Brown Witness
Keirsten Byrne
65 High Street
Irvine
KA12 0AL



DETERMINATION BY PRIVATE RENTED HOUSING COMMITTEE
Statement relative to Certificate of Completion of work issued by
the Private Rented Housing Committee under section 60 of the
Housing (Scotland) Act 2006

Re Property at Stewards House, Ardeer Golf Club, Stevenston, Ayrshire, KA20 4LB being part of the subjects registered in the General Register of Sasines for the County of Ayr of ('the Property')

The Parties:-

Martin John Danahy, Stewards House, Ardeer Golf Club, Stevenston, KA20 4LB ('The Tenant')

The Trustees of Ardeer Golf Club, Stevenston, Ayrshire, KA20 4LB ('The Landlords')

NOTICE TO

The Landlords, the said The Trustees of Ardeer Golf Club, Stevenston, Ayrshire, KA20 4LB

Background

1. The Private Rented Housing Committee ('the Committee') issued a Repairing Standard Enforcement Order ('RSEO') in respect of the Property. The RSEO required the Landlords to:-
 - (1) Repair the faulty handle of the window in the living room.
 - (2) Carry out the necessary repairs to ensure that the windows in the kitchen are capable of opening and closing freely.
 - (3) Undertake the necessary repairs to eliminate the water ingress in the area around the skylight.

The Private Rented Housing Committee order that these works must be carried out and completed By 18th JANUARY 2013.

2. On 3rd April 2013 the surveyor member of the Committee inspected the property and found that all windows appeared to operate satisfactorily, with the noted exception of one window in the living room, still missing the handle and which did not open.

Also with regards to the velux roof light had been replaced, there were no indications of further water ingress. However decoration/plasterwork in the area of previous leakage had not been repaired.

3. On 2nd May 2013 the Tenant wrote to the PRHP offices and advised that the redecoration works had been completed and the window with the broken handle had been plated and was now classed as a non opening window.
4. The Committee accepted that the broken handled had been plated and the window was non opening as there were other opening windows in the living room. Consequently the Committee agreed that the works required by the RSEO had been completed and the appropriate Certificate of Completion in terms of Section 60 Housing (Scotland) Act 2006 should be issued.

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 13th May 2013
Chairperson