



**Certificate of completion of work**

**Issued by the Private Rented Housing Committee**

**Under section 60 of the Housing (Scotland) Act 2006**

**PRHP REFERENCE- ML9/19/12**

**Property at 17 Mauldslie Place, Ashgill, Larkhall ML9 3BE being the subjects registered in the Land Register for Scotland under Title Number LAN 23845 ("the house")**

**The Parties:-**

**Miss. Bridget McBride, ("the Tenant")**

**Mrs. Karen Lambert, who was represented by Mr. Jim Lambert, of JAK. G Limited, 33 Kittoch Street, The Village, East Kilbride G74 4JW ("the Landlord)**

**CERTIFICATE OF COMPLETION**

The Private Rented Housing Committee hereby certifies that the works relative to the house, required by the **Repairing Standard Enforcement Order** dated 7 June 2012 and issued on 11 June 2012, have been completed. Accordingly, the said Repairing Standard Enforcement Order relative to the house is 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 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 Twenty second day of October, Two Thousand and Twelve before the undernoted witness

< J McLeay ..... Witness

JILLIAN McLEAY

450 ARGYLE ST. 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 17 Mauldslie Place, Ashgill, Larkhall ML9 3BE ("the house")**

**The Parties:-**

**Miss. Bridget McBride, ("the Tenant")**

**Mrs. Karen Lambert, who was represented by Mr. Jim Lambert, of JAK. G Limited,  
33 Kittoch Street, The Village, East Kilbride G74 4JW ("the Landlord)**

**Reference PRHP/ML9/19/12**

**Committee: Mrs. A Devanny (Chairperson); Ms. C Jones (Surveyor Member) ;  
Mr. S Campbell (Housing Member)**

**DECISION**

The Private Rented Housing Committee ("the Committee"), having made such enquiries as is necessary 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, and taking account of photographic evidence of repair to the front door of the house and the details given in the Periodic Inspection Report issued in relation to the house, which report was completed and signed by a qualified electrician on Twenty seventh September 2012, 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 25 May 2012 which decided that the Landlord had failed to comply with the duty imposed by Section 14(1) (b) of the Act in relation to the house and to the RSEO made by the

Committee which required the Landlord to carry out works to the front door, its facing and surround so that the door and surround are wind and watertight and in a reasonable state of repair; and to produce a Periodic Inspection Report for the house to the Private Rented Housing Panel (prhp) from a qualified electrician to confirm that (1) the installation for the supply of electricity and heating hot water in the house is in a reasonable state of repair and in proper working order, and (2) any smoke detection devices in the house are hard wired and interlinked and comply with building regulations and the statutory guidance ("the works"). The said works to be carried out and completed within a period of 42 days from the date of service of the Notice of the RSEO.

2. On 8 August 2012 photographic evidence of the repair to the front door, facing and surround was submitted to prhp. On 19 October 2012 a Periodic Inspection Report dated 27 September 2012 was submitted to prhp. The Report was satisfactory in its terms and confirmed that the installation for the supply of electricity had been tested by a qualified electrician and found to be satisfactory; mains operated smoke detectors are installed to standard BS 7671; and the water heater immerser and controller is in working order. The Committee considered the works specified in the RSEO have been satisfactorily completed and 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,  
22 October 2012