



Certificate of Completion of work

Issued by the Private Rented Housing Committee

Under section 60 of the Housing (Scotland) Act 2006

Re First floor flat, 18 West Princes Street, Helensburgh, G84 8TD ('the Property')

The Parties:-

Andrew Walsh, residing at 18 West Princes Street, Helensburgh, G84 8TD ('The Tenant')

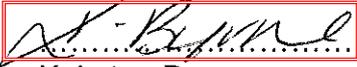
Formerly The Cooperative Group Limited, per Graham and Sibbald, 1 Greenmarket, Dundee, DD1 4QB and now Messrs M.I & L.B Novak per Redpath Bruce, 103, West Regent Street, Glasgow, G2 2DQ ('The Landlords')

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.

Signed.....  Date 21st May 2014
Chairperson

 Witness
Keirsten Byrne
65 High Street
Irvine



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

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NOTICE TO

Messrs M.I & L.B Novak per Redpath Bruce, 103, West Regent Street, Glasgow, G2 2DQ

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:-

'To repair or replace the windows in the Property to render them wind and water tight and capable of opening.'

The Private Rented Housing Committee ordered that these works must be carried out and completed by 14th January 2014.

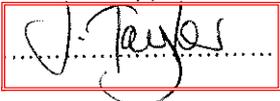
2. The completion date was subsequently extended by the Committee to 18th April 2014.
3. On 8th May 2014 the surveyor member of the Committee inspected the Property and found that all windows, other than the existing rear kitchenette timber casement window, had been replaced with double glazed timber windows of a design necessary to satisfy the requirements of the listed building conditions. Even although the rear kitchenette casement window had not been replaced the surveyor member of the Committee was satisfied that this window was wind and water tight.
4. 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  Date 21st May 2014
Chairperson



PRHP Re-inspection report

Property: 18 West Princes Street, Helensburgh G84 8TD

Ref no: PRHP/G84/82/13

Surveyor: George Campbell

Access: 8 May 2014 at 10.00 hours

In attendance:

Landlords' representative - Mr. Robert Campbell, Director,
Redpath Bruce Property Management Ltd.

Tenant - Mr Andrew Walsh.

RSEO: The Private Rented Housing Committee required the Landlord to:-
Repair or replace the windows in the Property to render them wind and water tight and capable of opening and that any damage caused by the carrying out of any work in terms of this Order is made good

Works in RSEO undertaken:

At inspection all windows, other than the existing rear kitchenette timber casement window, have been replaced with double glazed timber windows of a design necessary to satisfy the requirements of the listed building conditions.

At inspection, both parties agreed that the rear bedroom window was double glazed but this was not inspected as Mr Walsh' son was asleep in the bedroom.

According to Mr Campbell, the existing rear kitchenette timber casement window could not be replaced internally because of the false ceiling within the kitchenette but this existing window was wind and watertight at the re-inspection. Nonetheless, proposals are currently under consideration to replace this window from outside so as to match the new double glazed units.

Works in RSEO outstanding:

No works are currently outstanding.