

Certificate of completion of work

Issued by the Private Rented Housing Committee

Under section 60 of the Housing (Scotland) Act 2006

Re : 28 Dumbain Crescent, Balloch, being the subjects registered in the Land Register of Scotland under Title Number DMB 79025 ('the Property')

The Parties:-

Janice Gower residing at 28, Dumbain Crescent, Balloch, G83 8DW ('The Tenant')

Laura Grey residing at Flat 1/2, 66 Howard Street, Glasgow, G1 4EE ('The Landlord')

CERTIFICATE OF COMPLETION

The Private Rented Housing Committee hereby certifies that the work required by the **Repairing Standard Enforcement Order** relative to the Property registered in the Land Register of Scotland under Title Number DMB79025 on 14th December 2010 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..... **J Taylor** Date 26th April 2011
Chairperson 

E Shedden Witness
Elizabeth Giffen Shedden
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 : 28 Dumbain Crescent, Balloch, being the subjects registered in the Land Register of Scotland under Title Number DMB 79025('the Property')

The Parties:-

Janice Gower residing at 28, Dumbain Crescent, Balloch, G83 8DW ('The Tenant')

Laura Grey residing at Flat 1/2, 66 Howard Street, Glasgow, G1 4EE ('The Landlord')

Background

1. On 7th December 2010 the Private Rented Housing Committee ('the Committee') issued a Determination 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 the same date the Committee issued a Repairing Standard Enforcement Order ('RSEO') in respect of the Property.
2. The RSEO made by the Committee required the Landlord to:-
 - (1) Seal the window frame in the back bedroom to render it wind and water tight.
 - (2) Repair the plumbing at the kitchen sink to render it in a reasonable state of repair and proper working order.
 - (3) Repair the disused inspection pit to make it safe and in a reasonable state of repair.
 - (4) Repair the shower to render it in proper working order.
 - (5) Considering that the Tenant advised that the washing machine only worked on one cycle, and it was not practical for the Committee to test the appliance at the inspection, the Landlord is required either (1) to deliver evidence that the washing machine is in proper working order or (2) to repair the washing machine to render it in proper working order.
 - (6) Repair the double electrical socket in the rear bedroom to render it in proper working order and inspect the sockets in the lounge to ensure that they are in proper working order and exhibit an Electrical PIR certificate.
 - (7) Exhibit a valid gas safety certificate.
 - (8) Repair the smoke alarm to ensure that it fully complies with the requirements. In the event that the existing smoke alarm is a battery operated alarm a hardwired alarm will be required.
3. On 21st March 2011 a surveyor member of the Private Rented Housing Panel inspected the property and found that all eight items have been resolved subject to the following:- (1) making safe of the external inspection pit (2) exhibition of a current Electrical PIR certificate and (3) exhibition of a valid gas safety certificate.
4. Following the inspection by the surveyor member the Landlord forwarded (1) photographic evidence confirming that the external inspection pit had been in-filled and made safe (2) a current

Electrical PIR certificate dated 17th March 2011 and (3) a current valid gas safety certificate dated 1st December 2010.

5. Thereafter the Committee agreed that the works required by the RSEO have been completed and the appropriate Certificate of Completion in terms of Section 60 Housing (Scotland) Act 2006 should be issued.

Right of Appeal

6. 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

7. 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**
Chairperson 

.....Date 26th April 2011