



Certificate of completion of work

Issued by the Private Rented Housing Committee

Under section 60 of the Housing (Scotland) Act 2006

PRHP ref: PRHP/RP/13/0046

Re: Property at 11 Fortingall Avenue, Glasgow, G12 0LR ("the Property")

Title Reference: Property at 11 Fortingall Avenue, Glasgow, G12 0LR being the lower floor flat tinted blue on the Title Plan of the block 11 and 15 all as more particularly described in Land Certificate Title number GLA 86997

The Parties:-

Ms Fiona McLellan, c/o Neil Woodhead, A & S Ireland Lettings Limited, 108 Byres Road, Glasgow, G12 8TB ("the Landlord")

Mr Alex Hamilton, 11 Fortingall Avenue, Glasgow, G12 0LR ("the Tenant")

CERTIFICATE OF COMPLETION

The Private Rented Housing Committee hereby certifies that the work required by the **Repairing Standard Enforcement Order** relative to the Property served on 13th March 2014 has been completed. Accordingly, the said Repairing Standard Enforcement Order relative to the property has been 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 type written on this and the preceding page(s) are executed by Simone Sweeney, solicitor and chairperson of the Private Rented Housing Committee at Glasgow on 30th September 2014 before this witness:-

B Divers

Witness

Barry John Divers Name in full

410 FACULTY OF ADVOCATE Address

PARLIAMENT HOUSE

EDINBURGH.

ADVOCATE. Occupation

S Sweeney

Chair

**Statement of facts and reasons for
Decision to grant Certificate of completion of work
Under section 60 of the Housing (Scotland) Act 2006**

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Statement of facts and reasons

1. The surveyor member of the PRHP committee re-inspected the property on Tuesday 29th July 2014 at 10am to ascertain whether the work required by the Repairing Standard Enforcement Order (RSEO) served on 13th March 2014 had been completed. The terms of the RSEO were that the landlord was required to carry out such work as was necessary to ensure that the house meets the repairing standard and in particular the following specific areas:-
 - (i) To replace or carry out works to repair the fridge to ensure that it is in a reasonable state of repair and in proper working order;
 - (ii) To replace or carry out works to repair the W.C. cistern flushing handle assembly to ensure that it is in a reasonable state of repair and in proper working order;
 - (iii) To replace or carry out works to repair the extractor fan/cooker hood in the kitchen to ensure that it is in a reasonable state of repair and in proper working order.
2. In attendance at the re-inspection were Ms Sylvia Rigano-Thau from Ivy Lettings on behalf of the Landlord and Ms Kay Gildea, a new tenant to the property.
3. The surveyor member noted that:-
 - (i) the fridge has been replaced and is now in a reasonable state of repair and in proper working order;
 - (ii) the W.C cistern flushing handle assembly has been replaced and is now in a reasonable state of repair and in proper working order; and that
 - (iii) the extractor fan/cooker hood in the kitchen has been replaced and is now in a reasonable state of repair and in proper working order.
4. The surveyor member's opinion was that the property now appeared to be in a reasonable state of repair and that there were no remaining issues.
5. The committee was satisfied that all work required by the Repairing Standard Enforcement Order had been carried out. The committee resolved to issue a Certificate of Completion.

6. The committee noted that the tenant who had brought the application had left the property and that, notwithstanding there being a RSEO over the property, the landlord had entered into a lease with a new tenant prior to a completion certificate being issued in contravention of Section 28 (5) of the Housing (Scotland) Act 2006.

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.

Where such an appeal is made, the effect of the decision and the Certificate is suspended until the appeal is abandoned or finally determined. Where the appeal is abandoned or finally determined by confirming the decision, the decision and the Certificate are to be treated as having effect from the day on which the appeal is abandoned or so determined.

S Sweeney

Signed

Legal Chair

Dated

2nd October 2014