



Certificate of completion of work

Issued by the Private Rented Housing Committee

Under section 60 of the Housing (Scotland) Act 2006

Re: Property known as Flat 3/2, 511 Duke Street, Glasgow G31 1DL all as more particularly described in and registered in Land Certificate GLA 64736 ("the house")

The Parties:-

Mr Alexander Scanlon Hogg, residing at the house who is represented by Mr Hugh Sinclair, Flat 2/2, 511 Duke Street, Glasgow G31 1DL ("the tenant")

Demor Investments Limited, incorporated under the Companies Acts and having their Registered Office at 1 Claremont Terrace, Glasgow whose director is Mr D. R Le Marquand, which company and director is represented by Ms Carolanne Waters, an employee of Demor Lettings, 11/13 Cleveden Crescent, Glasgow ("the landlord")

Reference PRHP/RP/13/0082

CERTIFICATE OF COMPLETION

The Private Rented Housing Committee hereby certifies that the works, required by the **Repairing Standard Enforcement Order relative to the house dated 6 January 2014 which was subsequently varied on 8 July 2014, 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, Chairperson of the Private Rented Housing Committee at Glasgow on the Eighth day of December, Two Thousand and fourteen before the undernoted witness

Aileen Devanny

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REBECCA FORBES
.....

PANEL CLERK
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450 ARGYLE ST, GLASGOW
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DETERMINATION BY PRIVATE RENTED HOUSING COMMITTEE

**STATEMENT OF DECISION OF THE PRIVATE RENTED HOUSING COMMITTEE
UNDER SECTION 26(1) OF THE HOUSING (SCOTLAND) ACT 2006**

In connection with

Property at Flat 3/2, 511 Duke Street, Glasgow G31 1DL ("the house")

The Parties:-

Mr. Alexander Scanlon Hogg, residing at the house who is represented by Mr. Hugh Sinclair, Flat 2/2, 511 Duke Street, Glasgow G31 1DL ("the tenant")

Demor Investments Limited, incorporated under the Companies Acts and having their Registered Office at 1 Claremont Terrace, Glasgow whose director is Mr. D.R Le Marquand, which company and director is represented by Ms Carolanne Waters, an employee of Demor Lettings, 11/13 Cleveden Crescent, Glasgow ("the landlord")

Reference PRHP/RP/13/0082

COMMITTEE: Mrs. Aileen Devanny (Chairperson); Mr. Kingsley Bruce (Surveyor Member); Mrs. Elizabeth Dickson (Housing Member)

DECISION

The Private Rented Housing Committee ("the Committee"), having made such enquiries as is fit 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 concerned, and taking account of the findings at the inspection of the property on 22 September 2014, 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 30 December 2013

which decided that the Landlord had failed to comply with the duty imposed by Section 14(1) (b) of the Act and the RSEO made by the Committee which required the Landlord to carry out works as specified therein, the said works to be carried out and completed within a period from the date of service of the Notice of the RSEO.

2. An extension of the time for completing the works was granted in terms of a variation of the RSEO dated 8 July 2014.

3. The Surveyor Member of the Committee carried out a re-inspection of the house on 22 September 2014 at which time it was noted that the Landlord had carried out works to the house and all works required in the RSEO had been completed to a satisfactory standard. The Committee considers that a certificate of completion should be issued in terms of Section 60 of the Act. The members of the Committee were unanimous in their decision. A copy of the Surveyor Member's re-inspection report is attached.

Right of Appeal

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

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.

Aileen Devanny

Chairperson, /
8 December 2014

PRHP Reinspection Report

Property: Flat 3/1, 511 Duke Street, Glasgow G31 1DL
Ref No: PRHP/DG9/7/13

Surveyor: Kingsley K Bruce, MRICS

Access:

I re-inspected the property at 10.00am on 22 September 2014.

The interior of the house was inspected visually, whilst standing at floor level within the various rooms, the exterior whilst standing at ground level externally.

In Attendance:

My inspection was accompanied, by the Tenant Mr Hogg's daughter, who was present in the property.

The Landlord, Demor Investments Ltd, was represented by Mr Ranson.

It was noted that the property was occupied/tenanted although the tenant named in the original application was not present.

Weather:

Conditions were overcast, but generally dry at the time of my re-inspection.

Requirements of the Repairing Standard Enforcement Order (RSEO):

The RSEO required the Landlord to:

“to repair or replace the windows in the house to ensure that all windows are in a reasonable state of repair and in proper working order; and to carry out remedial work to the timber facing and wall below the lounge window which is affected by water ingress”

The Private Rented Housing Committee ordered that the works specified to be carried out and completed by 28 February 2014.

The property was initially re-inspected on 17 April 2014, at which time it was found that there were items of work which had not been completed although windows throughout the flat had been replaced in modern uPVC framed double glazed type.

Subsequent variation of the RSEO following a hearing dated 8 July 2014 required repair of linings and timbers around windows in the livingroom and redecoration of affected areas, which were found to be incomplete during an inspection on the same date.

Works required by the RSEO which have been undertaken:

A visual inspection of the property was undertaken, looking specifically at the items/areas which were subject of the application and the RSEO as varied and served on the Landlord.

Repairs to facings/timber linings around windows to the livingroom have been undertaken, joinery repainted and there were no indications of significant defect.

A photograph was taken on the day, which can be seen below.

Kingsley K Bruce, MRICS
Surveyor Member
Private Rented Housing Panel

7 October 2014

Partial view of area of window lining subject of repairs

