



Determination by Private Rented Housing Committee

**Decision to grant a Certificate of Completion of work
Under Section 60 of the Housing (Scotland) Act 2006**

Ref: PRHP/RP/13/0176

Re property at: Oakdene, 4 Whitelees Road, Lanark, ML11 7LD, being the subjects registered in the Land Register of Scotland under Title Number LAN86916 ("the Property")

The Parties:-

Mr Alan Milton Hutton, residing at Oakdene, 4 Whitelees Road, Lanark, ML11 7LD ("the Tenant")

And

Mr Christopher Mark May, residing at 7 Highfield, Livingston Village, Livingston ("the Landlord")

Decision

The Committee, having made such enquiries as it saw fit for the purpose of determining whether the Landlords have complied the terms of the Repairing Standard Enforcement Order dated 22 April 2014 in relation to the property concerned determined that the Landlord has now complied with the terms of that Repairing Standard Enforcement Order and that it is accordingly appropriate to grant a Certificate of Completion.

The Committee consisted of:-

Mr Andrew Cowan	-	Chairperson
Mr Andrew Taylor	-	Surveyor member
Ms Mary Lyden	-	Housing member

Statement of facts and reasons

1. The Private Rented Housing Committee issued a Repairing Standard Enforcement Order in respect of the property dated 22 April 2014.
2. The Surveyor Member of the Private Rented Housing Committee re-inspected the property on 11th June 2014 in order to ascertain whether the work required by the RSEO had been completed.

3. The Surveyor Member of the Committee noted that all works required by the RSEO had been completed.
4. A copy of the report prepared by the Surveyor Member, following his re-inspection of the property on 11th June 2014, was circulated to both the Landlord and the Tenant. The Tenant responded on 4th July 2014. At that time, she indicated that she continued to be dissatisfied with the standard of work which had been carried out by the Landlord in order to comply with the terms of the RSEO. By letter dated 20th August, the Landlord highlighted that the Surveyor Member of the Committee had found that the works required by the RSEO had been completed and that the Tenant had failed to clearly state why she considered that the works carried out by the Landlord were unsatisfactory.
5. The Committee have now determined that there were no material factors raised by the Tenant in her further correspondence which would change the committee's view that the works required by the RSEO had, in fact, been completed. In the circumstances the Committee are satisfied that the requirements of the Repairing Standard Enforcement Order have been complied with and that it is now appropriate to grant a Certificate of Completion.

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.

A Cowan

Signed Date.....
 Andrew Cowan, Chairperson

L McManus

.....Witness

Laura McManus, Secretary, 7 West George Street, Glasgow, G2 1BA



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CERTIFICATE OF COMPLETION

The Private Rented Housing Committee hereby certifies that the work required by the Repairing Standard Enforcement Order relative to the Property dated 22 April 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 page only are executed by Andrew Stuart Cowan, chairperson of the Private Rented Housing Committee at Glasgow on 28 August 2014 before this witness:-

A Cowan

Signed ..
Andrew Cowan, Chairperson

L McManus

.....Witness

Laura McManus, Secretary, 7 West George Street, Glasgow, G2 1BA

