



**STATEMENT OF DECISION OF THE PRIVATE RENTED HOUSING
COMMITTEE UNDER SECTION 24 OF THE HOUSING (SCOTLAND) ACT 2006
AND REGULATION 26(1) OF THE PRIVATE RENTED HOUSING
(APPLICATIONS AND DETERMINATIONS) (SCOTLAND) REGULATIONS 2007**

PRHP Ref: prhp/RP/14/0030

PROPERTY:

Flat 3/3, 405, Sauchiehall Street, Glasgow G2 3LG being All and WHOLE the right hand or eastmost house on the third floor above ground floor, 405 Sauchiehall Street, part of tenement 401 to 419 Sauchiehall Street and 67 to 75 Elmbank Street on 3 plots, viz 735 28/36 square yards, 896 27/26 square yards and 614 square yards, all in the Parish of Glasgow, described in the Disposition in favour of the Woolwich Equitable Building Society, recorded in the Division of the General Register of Sasines applicable to the Barony and Regality of Glasgow on 2 July 1945.

PARTIES:

Miss Charis McGowan and Miss Becky Stoakes, residing at the property

(“the Tenants”)

Shahid Latif, per Happy Lets, 1287 Argyle Street, Glasgow G3 8TL

(“the Landlord”)

DECISION

The Committee, having made such enquiries as are fit for the purposes of determining whether the Landlord has complied with the terms of the Repairing Standard Enforcement Order (hereinafter referred to as “RSEO”) dated 28 April 2014 in terms of section 26 (1) of the Housing (Scotland) Act 2006 (hereinafter referred to as “the Act”) decided that the terms of the RSEO have been complied with and grants a Certificate of Completion to the effect of discharging the RSEO.

Background

1. Reference is made to the Determination of the Committee dated 28 April 2014 which decided that the Landlord had failed to comply with the duty imposed by Section 14(1)(b) of the Housing (Scotland) Act 2006 (“the Act”) and the RSEO made by the Committee on that date which required the Landlord to carry out works as specified therein.

2. A re-inspection of the Property was carried out by the Surveyor Member of the Committee on 15 August 2014 who produced a report thereon dated 22 August. 2014, which is also referred to and the terms of which were considered by the Committee. The surveyor at that time was unable to affirm that the roof repairs specified in the RSEO had been effectively completed. An extension was provided to allow the landlord an opportunity to complete the roof works and provide evidence of such.
3. The landlord provided an email from the Project Manager dated 25 September 2014 which detailed the specification and extent of the repairs to both roof elevations.
4. A further re-inspection was carried out by the surveyor member on 20 October 2014 which revealed that there had been no further ingress of water and that the internal damage to the property had been satisfactorily made good.
5. The Committee considered the terms of the re-inspection reports and the email from the Project Manager and was satisfied that the work specified in the RSEO had been completed and determined to grant a Certificate of Completion.

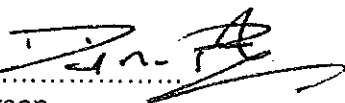
Right of Appeal

A party 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.

Signed.....
Chairperson



Date..... 29-10-14



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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PROPERTY:

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PARTIES:

Miss Charis McGowan and Miss Becky Stoakes, residing at the property ("the Tenant")

Shahid Latif, per Happy Lets, 1287 Argyle Street, Glasgow G3 8TL ("the Landlord")

The Private Rented Housing Committee hereby certifies that the work required by the Repairing Standard Enforcement Order relative to the Property dated 28 April 2014 has been completed. Accordingly, the said Repairing Standard Enforcement Order relative to the property has been discharged.

Certified a true copy
David Preston, Legal Member
Private Rented Housing Panel
Date: 29-10-14

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 are executed as follows:

David Preston,

Chairman

,

.....Witness

29-10-14.....Date of Signing

LUKE MCGUIRE.....Name

450.....Address

ARGYLE STREET

Glasgow.....Place of Signing

GLASGOW

G2 8LG