

Certificate of completion of work

Issued by the Private Rented Housing Committee

Under section 60 of the Housing (Scotland) Act 2006

Case Reference Number: PRHP/RP/14/0188

Re: - 2/1 122 Kenmure Street, Glasgow G41 2NS ("the property")

Land Register Title No: GLA9245

The Parties:-

**Mr Muzaffar Abbas, residing at 2/1 122 Kenmure Street, Glasgow G41 2NS
("the tenant")**

And

**Mr Omar Ali, residing at 32 Hamilton Avenue, Glasgow G41 4JD ("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 issued by the committee on 18 November 2014 and varied by the committee in terms of Notice of Variation dated 10 February 2015 has been completed. Accordingly, the said Repairing Standard Enforcement Order relative to the property has been discharged.

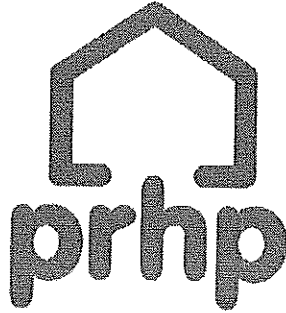
A landlord or a tenant aggrieved by this decision of the Private Rented Housing Committee may appeal to the Sheriff by summary application within 21 days of being notified of that decision.

In witness whereof these presents typewritten on this and the following page are executed by Sarah O'Neill, solicitor, chairperson of the Private Rented Housing Committee at Glasgow on the twenty-first day of April 2015 before this witness, Eric

Johnston, Learning and Development Officer, of 50 Lauderdale Gardens, Glasgow
G12 9QT:

S. O'Neill Chairperson

E. Johnston witness



Determination of the 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

Case Reference Number: PRHP/RP/14/0188

Re: - 2/1 122 Kenmure Street, Glasgow G41 2NS ("the property")

Land Register Title No: GLA9245

The Parties:-

Mr Muzaffar Abbas, residing at 2/1 122 Kenmure Street, Glasgow G41 2NS ("the tenant")

And

Mr Omar Ali, residing at 32 Hamilton Avenue, Glasgow G41 4JD ("the landlord")

NOTICE TO

Mr Omar Ali, residing at 32 Hamilton Avenue, Glasgow G41 4JD ("the landlord")

Background

1. The Private Rented Housing Committee ('the committee') issued a Repairing Standard Enforcement Order (RSEO) in respect of the property dated 18 November 2014 and varied by the committee in terms of Notice of a Decision to Vary a Repairing Standard Enforcement Order dated 10 February 2015.
2. The RSEO required the Landlord to:

1. Carry out the necessary repairs to the roof to ensure that the property is wind and watertight, and that the roof is in a reasonable state of repair and in proper working order.
2. Carry out the necessary repairs to the ceiling above the living room to ensure that the property is wind and watertight, and that the ceiling is in a reasonable state of repair and in proper working order.
3. On completion of the repair works, ensure that all affected finishes and decoration are restored to an acceptable standard.

The committee ordered that these works must be carried out and completed within four weeks of the date of service of the RSEO.

3. The surveyor member of the committee carried out a re-inspection of the property on 2 February 2015. He found that the following works required by the RSEO had been undertaken:

1. Roof repairs have been undertaken so that that the property is now wind and watertight.
2. The living room ceiling has been made good and plastered and is in the process of drying out.

He reported, however, that the following works set out in the RSEO remained outstanding:

3. On completion of the repair works, (including plaster works drying out) ensure that all affected finishes and decoration are restored to an acceptable standard.
4. The committee determined that, as the aspects of the RSEO which were of primary importance, given their impact on the tenant, had been carried out, it was reasonable to allow a further three weeks for the plaster repairs to dry out and the affected finishes and decoration to be made good.
5. The committee therefore issued a Notice of a Decision to Vary a Repairing Standard Enforcement Order dated 10 February 2015 varying the RSEO to allow a further period of three weeks for the completion of the works required.
6. The landlord's agent confirmed to the committee by email dated 30 March 2015 that the outstanding works had been completed, attaching an invoice dated 6 March 2015 for the plastering, repairs and redecoration of the ceiling. The tenant confirmed to the committee by email dated 6 April 2015 that the outstanding works had been completed.

7. The committee determined that there was no need for a further re-inspection of the property, in light of the evidence from the landlord's agent and the tenant that the outstanding works had been completed. The committee therefore agreed that the works required by the RSEO have been completed and that the appropriate Certificate of Completion in terms of section 60 of the Housing (Scotland) Act 2006 should be issued.

Right of Appeal

8. A landlord or tenant aggrieved by the decision of the committee may appeal to the sheriff by summary application within 21 days of being notified of that decision.
9. The appropriate respondent in such appeal proceedings is the other party to the proceedings and not the panel or the committee which made the decision.

Effects of Section 63

10. Where such an appeal is made, the effect of the decision and of any Order made in consequence of it 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 Order made in consequence of it are to be treated as having effect from the day on which the appeal is abandoned or so determined.

Signed. **S. O'Neill**

Date.....21/4/15.....

Chairperson