



**Certificate of Completion of work**

**Issued by the Private Rented Housing Committee  
Under section 60 of the Housing (Scotland) Act 2006**

Reference number:- PRHP/RP/15/0280

Title No: REN86778

Re: Property at the Eastmost house on the Ground and First Floor at 21 Tay Place, Johnstone, PA5 0PB, being the subjects registered in the Land Register of Scotland under Title Number: REN86778 ("the Property")

The Parties:-

Ms Sarah Quinn, formerly residing at 21 Tay Place, Johnstone, PA5 0PB ("the Tenant")

Mr Sujit Legha, residing at 16 Snead View, Motherwell, ML1 5GL ("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 dated 19 February 2016 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 22 September 2016 before this witness:-

A. COWAN

Signe  
Andrew Cowan, Chairperson

Date 22 September 2016

L. MCMANUS

.....Witness

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



**Determination by Private Rented Housing Committee**

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

Reference number:- PRHP/RP/15/0280

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Re: Property at the Eastmost house on the Ground and First Floor at 21 Tay Place, Johnstone, PA5 0PB, being the subjects registered in the Land Register of Scotland under Title Number: REN86778 ("the Property")

The Parties:-

Ms Sarah Quinn, formerly residing at 21 Tay Place, Johnstone, PA5 0PB ("the Tenant")

Mr Sujit Legha, residing at 16 Snead View, Motherwell, ML1 5GL ("the Landlord")

**Decision**

The Private Rented Housing Committee ("the Committee"), having made such enquiries as it saw fit for the purpose of determining whether the Landlord has complied the terms of the Repairing Standard Enforcement Order ("RSEO") dated 19 February 2016, in relation to the property concerned determined that the Landlord has now complied with the terms of that RSEO and that it is accordingly appropriate to grant a Certificate of Completion.

**The Committee**

Mr Andrew Cowan – Chairperson  
Ms Carol Jones – Surveyor Member

**Statement of facts and reasons**

1. The Committee issued a RSEO in respect of the Property dated 19 February 2016.
2. Following the issue of the Committee's decision in relation to this matter, the Tenant intimated to the offices of the Private Rented Housing Panel ("the Panel") that she had vacated the Property and that the tenancy had been legally terminated.

3. The Surveyor Member of the Committee re-inspected the property on 27 May 2016, in order to ascertain whether the works required by the RSEO had been completed.
4. At the time of the re-inspection, the Surveyor Member of the Committee reported that not all works required by the RSEO had been completed. Reference is made to the report prepared and issued by the Surveyor Member of the Committee dated 30 May 2016.
5. A copy of the Surveyor Member's re-inspection report was exhibited to the Landlord and to the Landlord's agents.
6. Following receipt of the re-inspection report, the Landlord lodged further written representations with the Panel and requested a further hearing be held in relation to the matter.
7. The Committee thereafter intimated to the Landlord and to the Landlord's agents their intention to hold a further re-inspection of the Property on 4 August 2016 and a further hearing in relation to the application on the same date.
8. The Committee re-inspected the Property on 4 August 2016. At that time, the Committee noted that all works necessary to ensure that the Property met the repairing standard had now been completed by the Landlord, with the exception that the Committee were not satisfied as to the terms of an Electrical Safety Certificate which had been exhibited to the Committee at the time of the re-inspection.
9. Following further correspondence, the Landlord exhibited to the Committee an Electrical Installation Condition Report in respect of the Property which was dated 30 August 2016, and which had been prepared by an electrician who was registered with SELECT. That report included an overall assessment of the electrical installation in the Property and found that it's suitability for continued use was satisfactory.
10. In all the circumstances, the Committee are now satisfied that all necessary works to ensure that the Property meets the repairing standard have been completed, and that it is appropriate to grant a Certificate of Completion.

## Observations

11. Notwithstanding the Committee's determination to grant a Certificate of Completion, the Committee noted the following points:-
- (a) some of the kitchen cupboard doors continue to be missing or loose. Whilst some works have been carried out to repair and secure the kitchen fitments and they generally meet the repairing standard, the Committee recommend that further work is carried out by the Landlord to ensure that all the kitchen cupboards and fitments are repaired and suitable for use by any future Tenant of the Property;
  - (b) the Committee noted that a large amount of the significant rubbish which had been located in the garden area of the Property has been removed. The Committee were satisfied that the garden area meets the repairing standard. Notwithstanding this, the Committee were concerned that there continues to be large concrete slabs and other items located within the garden area which were secured by grass and other vegetation, and which could pose a risk to any family occupying the garden area under future tenancy. The Committee accordingly recommend that the Landlord should carry out further work to the garden area to minimise any risk to any future occupants of the Property.

## Right of Appeal

12. 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

13. 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  
Andrew Cowan, Chairperson

Date

22 September 2016

L. MCMANUS

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



Schedule of photographs taken during the inspection of 21 Tay Place Johnstone PA5 0PB  
by the Private Rented Housing Committee on 4 August 2016.

Reference Number : PRHP/RP/15/0280



Front Elevation



Smoke alarm - Hall



Smoke alarm - Living Room



Heat Alarm - Kitchen



Smoke alarm - Landing



Front bedroom window



Bathroom window



Rear bedroom window - left



Rear bedroom window - right



Landing window



Kitchen window - side



Kitchen window - front



Living room window



Kitchen ceiling



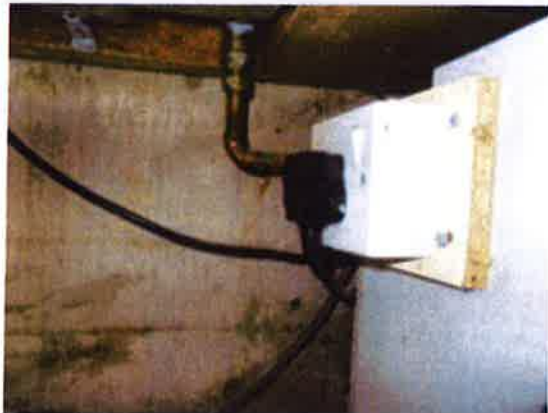
Kitchen - ceiling mounted light fitting



Kitchen - sink base unit



Kitchen - base unit/drawer



Cooker - power supply



Bath panel





Side garden



Side garden