



**CERTIFICATE OF COMPLETION OF WORK
ISSUED BY THE PRIVATE RENTED HOUSING COMMITTEE
UNDER SECTION 60 OF THE HOUSING (SCOTLAND) ACT 2006**

PRHP Ref: PRHP/PA6/154/10

Re: The dwellinghouse being the subjects situated at and known as 4 Craigholme, Houston, Johnstone PA6 7DB, being the subjects registered in the Land Register of Scotland under Title Number REN116965 ("the Property")

The Parties:-

MR ZAREEF ASHRAF and MRS ALIA ZAREEF, residing at 4 Craigholme, Houston, Johnstone PA6 7DB ("the Tenants")

and

DOCTOR NIALL MacQUAIDE and MRS KATHERINE COOPER MacQUAIDE, per their agents Messrs Ross & Liddell, having a place of business at 25 Gauze Street, Pailsey PA1 1ES ("the Landlords")

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 19th May 2011 has been completed. Accordingly, the said Repairing Standard Enforcement Order relative to the Property has been discharged.

A landlord or 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(s) are executed by Andrew Stuart Cowan, Solicitor, 7 West George Street, Glasgow G2 1BA, Chairperson of the Private Rented Housing Committee at Glasgow on 2nd August 2011 before this witness:

C A Millar

.....
(witness)

A Cowan

.....
(Chairman)

Name: Carol Anne Millar, Legal Secretary

Address: 7 West George Street, Glasgow G2 1BA



Determination by Private Rented Housing Committee

Statement of decision of the Private Rented Housing Committee under Section 60 (5) of the Housing (Scotland) Act 2006

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Background

- 1 The Private Rented Housing Committee ("the Committee") issued a Determination dated 19th May 2011 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"). On the same date the Committee issued a Repairing Standard Enforcement Order ("RSEO") in respect of the property.
- 2 On 5th July 2011 the surveyor member of the Private Rented Housing Committee re-inspected the property. At that time the surveyor members noted that whilst the Landlords had repaired the external lighting to the property, no repair had been carried out to the garden fence of the property as required by the Repairing Standard Enforcement Order.
- 3 By letter dated 29th July 2011 the Tenant wrote to the offices of the Private Rented Housing Panel. In her letter the Tenant indicated that the Landlords had now completed the necessary work to the fence of the property and that she was satisfied that all repairs required to the property in terms of the Repairing Standard Enforcement Order had been completed.

Determination

- 4 The Committee are now satisfied that all necessary works in accordance with the Repairing Standard Enforcement Order have been completed and now certify that the work has been so completed. In the circumstances the Committee have determined to issue a Certificate of Completion in respect of the Property.

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 28 days from the day on which the appeal is abandoned or so determined.

A Cowan

.....
Andrew S Cowan, Chairperson
2nd August 2011

C A Millar

.... (Sign)

Witness

Name: Carol Anne Millar
Address: 7 West George Street, Glasgow G2 1BA
Occupation: Legal Secretary