



## **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/16/0158**

**Re:** All and whole 0.02 hectare, with house Neilstra, 18 Carmuir Drive, Camelon, Falkirk thereon, referred to in Feu Disposition to Ralph John Neilson and another, recorded in the Division of the General Register of Sasines for the County of Stirling on 5 April, 1984 (Search sheet no: 45738) (**"the property"**)

**The Parties:-**

**Ms Susanne Muenz, formerly residing at the property ("the tenant")**

**Mr Ralph John Neilson, c/o Property Unlimited, 18 Cockburn Street, Falkirk FK1 5BE ("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 12 July 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 printed on this and the following page are executed by Sarah O'Neill, solicitor, chairperson of the Private Rented Housing Committee, at Glasgow on the thirtieth day of August 2016 before this witness:

J. MCANULTY

S. O'NEILL

\_\_\_\_ witness \_\_\_\_

chairperson

JULIE MCANULTY name in full

EUROPA HOUSE Address

450 ARGYLE ST

GLASGOW G2 8LH

CASEWORKER Occupation



## **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/16/0158**

**Re:** All and whole 0.02 hectare, with house Neilstra, 18 Carmuir Drive, Camelon, Falkirk thereon, referred to in Feu Disposition to Ralph John Neilson and another, recorded in the Division of the General Register of Sasines for the County of Stirling on 5 April, 1984 (Search sheet no: 45738) (“the property”)

### **The Parties:-**

**Ms Susanne Muenz, formerly residing at the property (“the tenant”)**

**Mr Ralph John Neilson, c/o Property Unlimited, 18 Cockburn Street, Falkirk FK1 5BE (“the landlord”)**

**Committee Members – Sarah O’Neill (Chairperson); David Godfrey (Surveyor Member)**

1. The Private Rented Housing Committee (‘the committee’) issued a Repairing Standard Enforcement Order (RSEO) in respect of the property on 12 July 2016.
2. The RSEO required the landlord to:
  1. Provide an up to date gas safety certificate in respect of the property by a Gas Safe registered engineer, showing that all gas installations and appliances, and in particular the gas fire in the living room, have been checked, repaired as necessary, and are in a reasonable state of repair and in proper working order.

2. Provide an up to date Electrical Installation Condition Report in respect of the property by a suitably qualified and registered SELECT or NICEIC electrical contractor, showing that all electrical installations, fixtures and fittings and all appliances, and in particular the storage heater in the smaller bedroom, have been checked and are in a reasonable state of repair and in proper working order, with no Category C1 or C2 items present.
3. Repair or replace the toilet seat as necessary in order to ensure that it is in a reasonable state of repair and in proper working order.
4. Replace/reinstate the fitted kitchen as necessary in order to ensure that it is in a reasonable state of repair and in proper working order, including in particular the cooker hood, oven, kitchen units and cupboards and the kitchen floor covering.
5. Instruct a competent plumber to inspect the cold water system within the property and repair same, to ensure a constant and adequate flow of cold water.
6. On completion of all the above works, ensure that all affected finishes and decoration are restored to an acceptable standard.

The committee ordered that the works specified in the RSEO must be carried out and completed within 28 days of the date of service of the RSEO.

3. The surveyor member of the committee carried out a re-inspection of the property on 24 August 2016. The surveyor member's re-inspection report, including photographs which were taken during the inspection, is attached as a schedule to this statement. He found that all of the works required by the RSEO had been completed.
4. The committee therefore determined 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**

5. 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.

6. 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**

7. 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.

S. O'NEILL

**Signed**  
**Chairperson**

**Date.....**



## PRHP RE-INSPECTION REPORT

**Property: 18 CARMUIRS DRIVE, CAMELON, FALKIRK, FK1 4JG**



**Ref no:** PRHP/RP/16/0158

**Surveyor:** David Godfrey

**Inspection:** The property was inspected at 4.00pm Wednesday 24th August 2016.

**Access:** The original Tenant, Susanne Muenz no longer resides in the property and was neither present nor represented.

The Landlord, Mr Ralph John Neilson was not present but was represented by Kristine Spalding of Property Unlimited who provided access to the property.

### **Repairing Standard Enforcement Order:**

*The Private Rented Housing Committee now requires the landlord to carry out such work as is necessary for the purposes of ensuring that the property meets the repairing standard and that any damage caused by the carrying out of any work in terms of this order is made good before the date specified in this order.*

*In particular the Private Rented Housing Committee requires the landlord:-*

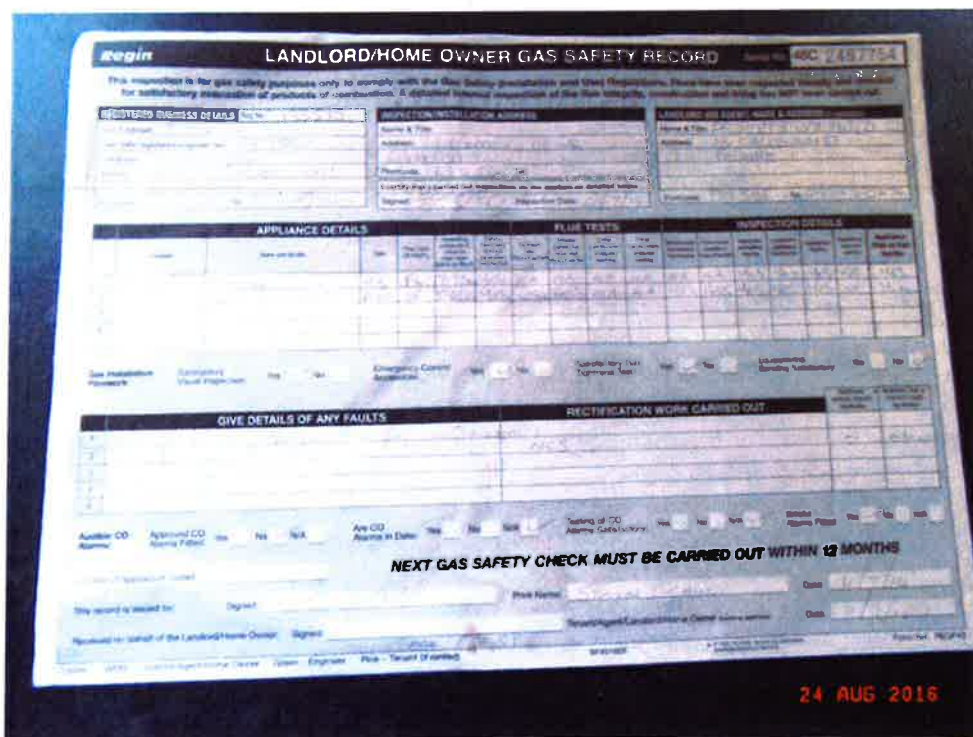
- 1. Provide an up to date gas safety certificate in respect of the property by a Gas Safe registered engineer, showing that all gas installations and appliances, and in particular the gas fire in the living room, have been checked, repaired as necessary, and are in a reasonable state of repair and in proper working order.*

2. Provide an up to date Electrical Installation Condition Report in respect of the property by a suitably qualified and registered SELECT or NICEIC electrical contractor, showing that all electrical installations, fixtures and fittings and all appliances, and in particular the storage heater in the smaller bedroom, have been checked and are in a reasonable state of repair and in proper working order with no Category C1 or C2 items present.
3. Repair or replace the toilet seat as necessary in order to ensure that it is in a reasonable state of repair and in proper working order.
4. Replace/reinstate the fitted kitchen as necessary in order to ensure that it is in a reasonable state of repair and in proper working order, including in particular the cooker hood, oven, kitchen units and cupboards and the kitchen floor covering.
5. Instruct a competent plumber to inspect the cold water system within the property and repair same, to ensure a constant and adequate flow of cold water.
6. On completion of all the above works, ensure that all affected finishes and decoration are restored to an acceptable standard.

The Private Rented Housing Committee order that the works specified in this Order must be carried out and completed within the period of 28 days from the date of service of this Notice.

**Works in Repairing Standard Enforcement Order completed since original inspection:**

1. A Gas Safety Certificate signed by S Coghill prepared on behalf of Gasglow Limited, Unit 12, Turnbull Way, Livingston EH54 8RB dated 4/7/16 was provided.



2. An Electrical Installation Condition Report signed by Steven Lewis prepared on behalf of Lewis Electrical, 35 Miller Park, Polmont, Falkirk FK2 0UJ dated 13/7/16 was emailed to the Committee prior to the re-inspection.

3. The toilet seat has been repaired and is now secure.



4. The fitted kitchen has been replaced and the cooker hood, oven, kitchen units and cupboards and the kitchen floor covering are all in a reasonable state of repair.





6. The cold water system was tested and there now appears to be a constant and adequate flow of cold water.

**Works in Repairing Standard Enforcement Order outstanding following re-inspection:**

1. None.

**General Remarks**

1. Although not required by the Repairing Standard Enforcement Order a smoke detector has been installed in the Lounge.



David Godfrey, MRICS

24th August 2016