



## **Certificate of Completion of work**

**Issued by the Private Rented Housing Committee**

**Under section 60 of the Housing (Scotland) Act 2006**

**Re 44 Calderpark Street, Lochwinnoch, PA12 4AX being the subjects registered in the Land Register under Title Number REN110143 ('the Property')**

**The Parties:-**

**Maura Richmond residing at 44 Calderpark Street, Lochwinnoch, PA12 4AX ('The Tenant')**

**Bowhouse Properties Limited, Innescote, Roxburgh, Kelso, TD5 8LZ ('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 has been completed.

**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.**

Signed..... **J Taylor** ..... Date 13<sup>th</sup> May 2013  
Chairperson

**K Byrne** ..... Witness  
Keirsten Byrne  
65 High Street  
Irvine  
KA12 0AL



**DETERMINATION BY 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**

Re 44 Calderpark Street, Lochwinnoch, PA12 4AX being the subjects registered in the Land Register under Title Number REN110143 ('the Property')

**The Parties:-**

**Maura Richmond residing at 44 Calderpark Street, Lochwinnoch, PA12 4AX ('The Tenant')**

**Bowhouse Properties Limited, Innescote, Roxburgh, Kelso, TD5 8LZ ('The Landlords')**

**NOTICE TO**  
**Bowhouse Properties Limited, Innescote, Roxburgh, Kelso, TD5 8LZ**

**Background**

1. On 1st February 2013 the Private Rented Housing Committee ('the Committee') issued a Repairing Standard Enforcement Order ('RSEO') in respect of the Property. The RSEO required the Landlords to:-
  1. Install a hatch to enable the flue run to be viewed and exhibit a fully compliant updated Gas Safety Certificate.
  2. Remove or repair the decking and associated hut in the rear garden to render the garden safe.
2. On 9<sup>th</sup> May 2013 the surveyor member of the Committee inspected the property and found as follows:-
  - 2.1 The hatch has been completed.
  - 2.2 A current Gas Safety Certificate had previously been submitted to the PRHP Office.
  - 2.3 The decking and associated hut has been removed from the rear garden.
3. Thereafter the Committee agreed that the works required by the RSEO had been completed and the appropriate Certificate of Completion in terms of Section 60 Housing (Scotland) Act 2006 should be issued.

**Right of Appeal**

4. 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**

5. 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 ..... **J Taylor** ..... Date 13<sup>th</sup> May 2013  
Chairperson