



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/ML7/73/1

Re: Property at 8 Burns Crescent, Greenrigg, Harthill, ML7 5QY being the subjects registered in the Land Register of Scotland under Title Number WLN12555 ("the Property")

The Parties:-

Ms Cheryl Redmond, formerly residing at 8 Burns Crescent, Greenrigg, Harthill, ML7 5QY ("the tenant")

And

Mr Caesar Manlapaz and Mrs Cynthia Manlapaz, spouses, residing at 7 Burns Crescent, Greenrigg, Harthill, ML7 5QY ("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 20th August 2012 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 James Bauld, chairperson of the Private Rented Housing Committee at Glasgow on # before this witness:-

Signed **J Bauld** Date 25 October 2013
James Bauld, Chairperson

J Wilson Witness
JONATHAN WILSON
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**

Ref: PRHP/ML7/73/1

Re: Property at 8 Burns Crescent, Greenrigg, Harthill, ML7 5QY being the subjects registered in the Land Register of Scotland under Title Number WLN12555 ("the Property")

The Parties:-

Ms Cheryl Redmond, formerly residing at 8 Burns Crescent, Greenrigg, Harthill, ML7 5QY ("the tenants")

Mr Caesar Manlapaz and Mrs Cynthia Manlapaz, spouses, residing at 7 Burns Crescent, Greenrigg, Harthill, ML7 5QY ("the Landlord")

Decision

The Committee, having made such enquiries as it saw fit for the purpose of determining whether the Landlords have complied the terms of the Repairing Standard Enforcement Order dated 20th August 2013 in relation to the property concerned determined that the Landlord has now complied with the terms of that Repairing Standard Enforcement Order and that it is accordingly appropriate to grant a Certificate of Completion.

Statement of facts and reasons

1. The Private Rented Housing Committee issued a Repairing Standard Enforcement Order in respect of the property dated 20th August 2012.
2. The Surveyor Member of the Private Rented Housing Committee re-inspected the property on 6th September 2013 in order to ascertain whether the work required by the RSEO had been completed.
3. The Surveyor member of the Committee noted that the required works had not been completed but alternative works had been done which had the effect of insulating the gas fire and disconnecting it from use.
4. The terms of the report were intimated to the Tenant. They emailed the Committee Offices and sent a letter dated 9th September 2013 from Richard Irwin Services Group. That letter confirmed that the gas

fire and back boiler at the property was one single appliance and could not be split into two. The letter confirmed that the gas fire has been disconnected from the gas supply and it has been made safe and cannot be used in its current condition. It confirmed the boiler was in a safe condition to use on its own.

5. The Committee considered the terms of this letter and email from the Tenant. The Committee determined that they were happy that the works which had been carried out had the effect of meeting the requirements in the terms of the works required by the Repairing Standard Enforcement Order.
6. In the circumstances the Committee are satisfied that the requirements of the Repairing Standard Enforcement Order have been complied with and that it is appropriate to grant a Certificate of Completion.
7. The decision of the Committee was unanimous

Right of Appeal

8. 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

9. 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
James Bauld, Chairperson

J Bauld

Date 25 October 2013

J Wilson

Witness

JONATHAN WILSON
7 West George Street, Glasgow, G2 1BA