



Certificate of completion of work

Issued by the Private Rented Housing Committee

Under section 60 of the Housing (Scotland) Act 2006

PRHP REFERENCE- G32/33/10

Re: Property at Flat 2/1, 53E Budhill Avenue, Glasgow G32 0PG, being the subjects registered in the Land Register for Scotland under Title Number GLA 13790; ("the house")

The Parties

Ms. Deborah Silvestro, formerly of Flat 2/1, 53E Budhill Avenue, Glasgow G32 0PG ("the Tenant")

Maconochies of Kilmarnock Limited, incorporated under the Companies Acts, and having their registered office at 22 Campbell Street, Kilmarnock KA1 4HW ("the Landlord")

CERTIFICATE OF COMPLETION

The Private Rented Housing Committee hereby certifies that the works, required by the **Repairing Standard Enforcement Order** relative to the house dated 3 June 2010 and issued on 4 June 2010 as varied, have been completed. Accordingly, the said Repairing Standard Enforcement Order relative to the Property is 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 typewritten on this page are executed by Mrs. Aileen Margaret Devanny, Solicitor, Chairperson of the Private Rented Housing Committee at Motherwell on the Twelfth day of October, Two Thousand and Ten before the witness Alexander Sutherland Devanny, Solicitor, 70 High Street, Lanark.

A S Devanny

A Devanny

(Witness)



**STATEMENT OF DECISION OF THE PRIVATE RENTED HOUSING COMMITTEE
UNDER SECTION
26(1) OF THE HOUSING (SCOTLAND) ACT 2006**

In connection with

PRHP REFERENCE G32/33/10

**Property at Flat 2/1, 53 Budhill Avenue, Glasgow G32 0PG
(hereinafter referred to as "the house")**

THE PARTIES

**Ms. Deborah Silvestro, formerly of Flat 2/1, 53 Budhill Avenue, Glasgow G32 0PG
("the Tenant")**

**Maconochies of Kilmarnock Limited, having their registered office at 22 Campbell
Street, Kilmarnock KA1 4HW ("the Landlord")**

DECISION

The Private Rented Housing Committee ("the Committee"), having made such enquiries as is fit for the purposes of determining whether the Landlord has complied with the Repairing Standard Enforcement Order (hereinafter referred to as "the RSEO") in relation to the house concerned, and taking account of the findings of the Committee at the inspection of the property on 11 October 2010, the Committee considered that the Landlord had satisfactorily completed the works detailed in the RSEO and decided to issue a certificate of completion of works in terms of Section 60 of the Act.

Background

1. Reference is made to the Determination of the Committee dated 21 May 2010 which decided that the Landlord had failed to comply with the duty imposed by Section 14(1) (b) of the Act and the RSEO made by the Committee which required the Landlord to carry out works as specified therein, the said works to be carried out and completed within a period of 28 days from the date of service of the Notice of the RSEO. There

was service of the Notice of the RSEO on the Landlord on 4 June 2010. The RSEO was subsequently varied on 12 June 2010 by a Notice to Vary and the time limit for completion of works extended for a period of 4 months from 4 June 2010.

2. On 11 October 2010 Mr. Mike Links, Surveyor Member of the Committee, carried out an inspection of the house for the purpose of ascertaining if the said repairs in the RSEO had been completed. His inspection report indicated that a new gas boiler had been installed in the house and it was functioning satisfactorily and providing heat to the radiators and hot water to the taps; and the lounge windows have been replaced with satisfactory upvc double glazed units. A gas safety certificate dated 1 October 2010 had been produced which was satisfactory in its terms. The Committee considered the works specified in the RSEO had been satisfactorily completed and decided that it is appropriate to issue a Certificate of Completion in terms of Section 60 of the Act. The members of the Committee were unanimous in their decision.

A Devanny

Chairperson,
12 October 2010