



## Certificate of completion of work

Issued by the Private Rented Housing Committee

Under section 60 of the Housing (Scotland) Act 2006

*PRHP/EH16/109/09*

Land Register Title Number: MID52335

Property at 16/1, Robert Burns Drive, Liberton, Edinburgh ("the Property")

The Parties:-

Christopher Krzywinski, Agata Korecka and Oliver Pearn ("the former Tenants")

Alexander Forbes. 16/1 Robert Burns Drive, Liberton, Edinburgh ("the current Tenant")

Mr Riccardo Roberts, c/o The Property Letting Centre, 64 Newington Road, Edinburgh ("the former Landlord")

David Kelly c/o Stewart Elliot PSL ("the current 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 served on 13 May 2010 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 and the preceding page are executed by Judith V Lea, solicitor, chairperson of the Private Rented Housing Committee at Cupar on 19 November 2016 before this witness:-

\_\_\_\_\_ witness

**J Lea**

\_\_\_\_\_ chairman

*2 Balgownie Road  
Bridge of Don  
Aberdeen  
AB23 8JP*



## Statement of facts and reasons for

### Decision to grant Certificate of completion of work

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## Statement of facts and reasons.

### Background

1. *On 13 May 2010 the Private Rented Housing Committee (comprising, Judith Lea Chairman and Legal Member, David Godfrey, Surveyor Member and Irene Kitson, Housing Member) issued a Decision requiring the former Landlord to comply with the Repairing Standard Enforcement Order made by the Committee on 12 May 2010.*
2. *The former Landlord then advised that the property would no longer be used for Letting and that he would be cancelling the Landlord Registration with the Council. The Tenants moved out on 16 May 2010. The former Landlord indicated that he was unable to pay for the surveys and additional work requested by the Private Rented Housing Committee.*
3. *The Committee then issued a letter asking the former Landlord to provide formal written confirmation that the property would not be re-let while repairs were outstanding. This written confirmation was not provided by the former Landlord.*
4. *The former Landlord then advised that the property had been repossessed.*

abandoned or finally determined by confirming the decision, the decision and the Certificate are to be treated as having effect from the day on which the appeal is abandoned or so determined.

**J Lea**

Signed ..... Date *19 November* 2016  
(Judith V Lea, Chairperson)



## PRHP Re-Inspection report

**Property:** 16/1 Robert Burns Drive, Liberton, Edinburgh EH16 6BL



**Ref no:** PRHP/RP/EH16/109/09

**Surveyor:** David Godfrey

**Inspection:** The property was inspected at 2.00 pm on Monday 31<sup>st</sup> October 2016.

**Access:** The original Tenants Christopher Krzywinski, Agata Korecka and Oliver Pearn no longer reside in the property.

The original Landlord Riccardo Roberts no longer owns the property.

The property is now occupied by Alexander Forbes who provided access.

The current Landlord David Kelly was present.

### **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 house concerned meets the Repairing Standard and that any damage caused by the carrying out of any of the work in terms of this Order is made good.*

*In particular the Private Rented Housing Committee requires the Landlord to:-*

- (a) *Rectify the significant problem with damp which is affecting the property.*

3. The Lounge appears to be substantially free from condensation.
4. The Bedroom appears to be substantially free from condensation.
5. The leaking downpipe externally appears to have been repaired.



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

1. A small area of localised dampness was noted to be present below the Bedroom window.

David Godfrey MRICS

31<sup>st</sup> October 2016

(b) *The Private Rented Housing Committee orders that the work should be carried out within a period of 3 months from the date of service of this Notice.*

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

1. The Shower Room has recently been redecorated. The mechanical extractor fan is operating satisfactorily.



2. The Kitchen has recently been redecorated. The mechanical extractor fan is operating satisfactorily.

