



**PRIVATE RENTED HOUSING COMMITTEE
CERTIFICATE OF COMPLETION
UNDER SECTION 60 OF THE HOUSING (SCOTLAND) ACT 2006**

PRHP Ref: prhp/AB43/116/10

PROPERTY

All and whole the subjects know as and forming Tyronhill Cottage, Fraserburgh being part of the farm and lands of Tyronhill and being the subjects more particularly described in the disposition to William Johnston recorded in the General Register of Sasines for the County of Aberdeen on the twenty fifth day of May nineteen hundred and twenty five.

PARTIES

MISS RACHEL ROSS, residing at Tyronhill Farmhouse, Fraserburgh, AB43 7AE

Tenant

and

TAYLOR WATT LIMITED, a company incorporated under the Companies Acts and having a place of business at Philorth Cottage, Philorth, Fraserburgh, Aberdeenshire.

Landlord

CERTIFICATE OF COMPLETION

The Private Rented Housing Committee ('the Committee') **HEREBY CERTIFIES** that the Works required by the RSEO dated 21st February 2011 relative to this property have been complied with. Accordingly, the Committee now discharges the said RSEO.

IN WITNESS WHEREOF these presents typewritten consisting of this and the preceding page are executed by me, Steven Peter Walker, Advocate and Barrister, Chairman of the Private Rented Housing Committee at London on the thirtieth day of August two thousand and eleven before this witness, Hee Kiat Sii, solicitor, c/o 2-5 Warwick Court, London, WC1R 5DJ.

S Walker

Chairman

H K Sii

Witness



**PRIVATE RENTED HOUSING COMMITTEE
STATEMENT OF REASONS**

PROPERTY:

Tyronhill Farmhouse, Fraserburgh, AB43 7AE

REINSPECTION

16th August, 2011

STATEMENT OF REASONS

INTRODUCTION

1. This was an application dated 24th June, 2010 ('the application') made under section 22(1) of the Housing (Scotland) Act 2006 ('the Act') by Miss Rachel Ross ('the tenant') regarding the property known as and forming Tyronhill Farmhouse, Fraserburgh, Aberdeenshire AB43 7AE ('the property'). The landlord of the property is Taylor Watt Limited, a company incorporated under the Companies Acts with a place of business at Philorth Cottage, Philorth, Fraserburgh, Aberdeenshire ('the landlord'). Mrs Margaret Watt Anderson is the agent of the landlord.
2. In the application the tenant contended that the landlord has failed to comply with the duty imposed on them by section 14(1)(b) of the Act as the property fails to meet the repairing standard as set out in section 13(1) of the Act. The Committee by Statement of Reasons dated 11th February, 2011 determined that the landlord had failed to comply with certain duties imposed on them in terms of the legislation and imposed an RSEO dated 21st February, 2011 over the property.
3. The property was re-inspected by the Committee Surveyor on 16th August, 2011 who advised in his report that all the works required by the RSEO had been completed. Accordingly, the Committee determines that it is appropriate to in the circumstances to issue a Certificate of Completion.

DECISION

4. The Committee accordingly determines that the RSEO has been complied with and further that the RSEO should be discharged as a consequence.

RIGHT OF APPEAL

5. A landlord or tenant has the right to appeal this decision to the Sheriff by summary application within 21 days of being notified of that decision.

EFFECT OF APPEAL

6. In terms of section 63 of the Act, where such an appeal is made, the effect of the decision and of any order is suspended until the appeal is abandoned or finally determined by confirming the decision, the decision and any order will be treated as having effect from the day on which the appeal is abandoned or so determined.

S Walker

Signed

Steven P Walker

Advocate & Barrister

Chairman

Private Rented Housing Committee

30th August, 2011