



Certificate of completion of work

Issued by the Private Rented Housing Committee

Under section 60 of the Housing (Scotland) Act 2006

prhp Ref: PRHP/RP/13/0055

Re: Property at19d Court Street, Dundee DD3 7QS
..... ("the Property")

more particularly described in Land Certificate Title Number ANG30557

The Parties:-

KKG Properties, Block 1a, Dunsinane Avenue, Dundee and Kenneth Alexander James Adams, 21 Wood Road, Birkhill, Angus; Kevin Adams, 16 Rosewood Terrace, Dundee; and Grant Adams, 37 Old Glamis Road, Dundee as individuals and as partners thereof ("the Landlord")

Sharon Newton, 19d Court Street, Dundee DD3 7QS ("the Tenant")

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 23 December 2013 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 John Miller McHugh, solicitor, 3 Ponton Street, Edinburgh, Chairperson of the Private Rented Housing Committee at Edinburgh on 3 March 2014 before this witness:-

M O'Carroll

_____ witness

J McHugh

_____ Chairman

MICHAEL O'CONNOR name in full

3 LINTON ST Address

EDINBURGH

SOLICITOR Occupation



DETERMINATION BY PRIVATE RENTED HOUSING COMMITTEE

**STATEMENT OF DECISION OF THE PRIVATE RENTED HOUSING COMMITTEE
UNDER SECTION 60
OF THE HOUSING (SCOTLAND) ACT 2006**

In connection with

Property at 19d Court Street, Dundee DD3 7QS (hereinafter referred to as
"the House")

Sharon Newton, 19d Court Street, Dundee DD3 7QS (hereinafter
referred to as "the Tenant")

KKG Properties, Block 1a, Dunsinane Avenue, Dundee and Kenneth
Alexander James Adams, 21 Wood Road, Birkhill, Angus; Kevin Adams, 16
Rosewood Terrace, Dundee; and Grant Adams, 37 Old Glamis Road,
Dundee as individuals and as partners thereof (hereinafter referred to as
"the Landlord")

PRHP REFERENCE PRHP/ RP/13/0055

The Committee comprised the following members:

John McHugh, Chairperson
Michael Scott, Housing Member
David Godfrey, Surveyor Member

DECISION

The Committee having carried out a further inspection of the House determined that the work required by the Repairing Standard Enforcement Order served on 23 December 2013 ("the RSEO") had been completed and resolved to issue a Certificate of Completion of Work.

The decision of the Committee was unanimous.

Background

The RSEO required the Landlord to complete the following work within 28 days of service of the RSEO:

To remove and relocate or replace the blinds in the living room in such a way that effective and functioning blinds are present which do not impede the normal use (including opening and closing) of the windows.

Reasons for the Decision

On 21 February 2014, the Surveyor Member of the Committee carried out a re-inspection of the House.

At the re-inspection the item listed above was found to have been dealt with.

Accordingly, all works required by the RSEO have been completed.

Right of Appeal

Section 64 of the Act provides a right of appeal to a landlord or tenant aggrieved by a decision of a private rented housing committee. An appeal may be made to the Sheriff within 21 days of the Landlord or Tenant being informed of the decision.

Where such an appeal is made, the effect of the decision and 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.

J McHugh

John McHugh
Chairperson

Date: 3 March 2014