

CERTIFICATE OF COMPLETION OF WORK

Issued by the Private Rented Housing Committee

Under Section 60 of The Housing (Scotland) Act 2006

PRHP Reference: PRHP/TD12/15/10

Property at 2 Butterlaw Farm Cottages, Coldstream, Berwickshire, TD12 4HQ ("the property")

The Parties:-

John Davidson residing at 2 Butterlaw Farm Cottages, Coldstream, Berwickshire, TD12 4HQ ("the tenant")

And

R G Russell & Company Limited, Simprim Farm, Coldstream, Berwickshire, TD12 4HG ("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 13 July 2010 has been completed. Accordingly, the said Repairing Standard Enforcement Order relative to the Property has been discharged.

A landlord or 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 are executed by James Bauld, Solicitor, 7 West George Street, Glasgow G2 1BA, Chairperson of the Private Rented Housing Committee at Glasgow on 6 July 2011 before this witness:

J Bauld

Signed
Chairperson

Date *6 July 2011*

G Williams

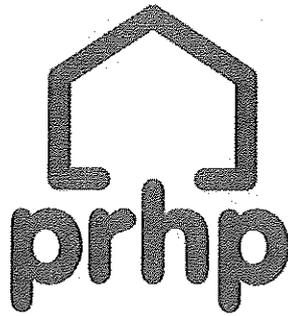
Signature of Witness

Date *6/7/11*

Name:

Address: 7 West George Street, Glasgow, G2 1BA

Designation *SENIOR COURT ADMINISTRATOR.*



Determination by Private Rented Housing Committee

Statement of Decision of the Private Rented Housing Committee

(Hereinafter referred to as "the Committee")

Under Section 25(1) of the Housing (Scotland) Act 2006

Case Reference Number: PRHP/TD12/15/10

Re:- Property at 2 Butterlaw Farm Cottages, Coldstream, Berwickshire, TD12 4HQ ("**the property**")

The Parties:-

John Davidson residing at 2 Butterlaw Farm Cottages, Coldstream, Berwickshire, TD12 4HQ ("**the tenant**")

And

R G Russell & Company Limited, Simprim Farm, Coldstream, Berwickshire, TD12 4HG ("**the landlords**")

The Committee comprised:-

Mr James Bauld	- Chairperson
Mr Donald Marshall	- Surveyor member
Mr John Blackwood	- Housing member

Background:-

1. On 13th July 2010, the Committee issued a Determination which decided that the landlords had failed to comply with the duties imposed by Section 14(1)(b) of the Housing (Scotland) Act 2006 ("the Act"). On that date the Committee issued a Repairing Standard Enforcement Order ("RSEO") in respect of the property.
2. Subsequent to the issue of that Order, the Committee re-inspected the property on 8 November 2010.

3. On 26 November 2010 the Committee issued a further Determination indicating that in their view the landlords had failed to comply with the RSEO and on that date the Committee decided not to issue a Rent Relief Order in terms of Section 27 of the Housing (Scotland) Act 2006.
4. Subsequent to the initial inspection of the property by the Committee and prior to the issue of the determination dated 13th July 2010, the Committee were informed that the tenant had died.
5. In early 2011, the landlords indicated to the Committee that they had carried out substantial improvement works to the property and requested that a further re-inspection be carried out.
6. On 16th June 2011, Donald Marshall, the surveyor member of the Committee attended at 2 Butterlaw Farm Cottages. He carried out an inspection of the property. The surveyor member of the Committee was satisfied that all works required by the RSEO had been completed. It was noted that a new bathroom suite had been installed, smoke alarms had been fitted, all windows had been replaced with new double glazed units, dampness had been eradicated, the exterior doors had been replaced to make them wind and water tight and that a Certificate regarding the re-wiring and electrical testing of the property had been provided by C F Inkpen & Son, Windmill Way, Rampart Business Park, Berwick on Tweed. The Certificate was exhibited to the surveyor member of the Committee. The surveyor member also noted that other repairs had been carried out to the kitchen with the fitting of appropriate cupboards, worktops and units. A central heating system had also been installed and redecoration had been undertaken throughout the property. The surveyor member was satisfied that all works required in terms of the RSEO had been completed.

Decision

7. The Committee, having made such enquiries as it sees fit for the purpose of determining whether the landlords have complied with the RSEO in relation to the property concerned and taking full account of all the evidence provided by the landlords now determine that the landlords have fully complied with the RSEO in terms of Section 26 (1) of the Housing (Scotland) Act 2006 and hereby determine that a Certificate of Completion should be issued in respect of said order.
8. The Committee also revoke the Rent Standard Enforcement Order made in terms of Section 24 of the Act.
9. The Decision of the Committee is unanimous.

Rights of Appeal

10. A landlord or tenant aggrieved by the decision of the Committee may appeal to the Sheriff by summary application within 21 days of being notified of that decision.
11. The appropriate respondent in such appeal proceedings is the other Party to the proceedings and not the PRHP of the Committee which made the decision.

Effects of Section 63

12. Where such an appeal is made, the effect of the decision and of any Order made in consequence of it is suspended until the appeal is abandoned or finally determined.

13. Where the appeal is abandoned or finally determined by confirming the decision, the decision and the Order made in consequence of it are to be treated as having effect from the day on which the appeal is abandoned or so determined.

Signed... **J Bauld**
James Bauld, Chairperson

Date... 6 July 2011

Signature of Witness... **G Williams**

Date... 6/7/11

Name: GILLIAN WILLIAMS

Address: 7 West George Street, Glasgow, G2 1BA

Designation: SENIOR COURT ADMINISTRATOR