

Certificate of completion of work

Issued by the Private Rented Housing Committee

Under section 60 of the Housing (Scotland) Act 2006

PRHP Ref: DD2/155/11

Re : Property at 1 Charleston Road, Dundee being All in Whole 0.0540 hectare with house 1 Charleston Road, Dundee thereon, referred to in Disposition to Andrew Mackay Fotheringham and Isobel Gail Fotheringham, recorded in the General Register of Sasines on 3 March 1993 ("the Property")

The Parties:-

Denise Blackwood formerly of 1 Charleston Road, Dundee. ("the Tenant")

Mr Brian Sproul, Roseangle Cottage, Rosemill Road, Bridgefoot, Dundee ("the 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 3 July 2012 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 page are executed by Judith V Lea, solicitor, Unit 3.5 The Granary Business Centre, Coal Road, Cupar, Fife, KY15 5YQ, chairperson of the Private Rented Housing Committee at Cupar on 6 November 2012 before this witness:-

R Graham _____ witness

J Lea _____ chairman

Rachel Graham
Unit 3.5, Granary Business Centre
Coal Road
Cupar
Fife



Statement of facts and reasons for

Decision to grant Certificate of completion of work

Under section 60 of the Housing (Scotland) Act 2006

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The Parties:-

Denise Blackwood formerly of 1 Charleston Road, Dundee. ("the Tenant")

Mr Brian Sproul, Roseangle Cottage, Rosemill Road, Bridgefoot, Dundee ("the Landlord")

NOTICE TO:-

Mr Brian Sproul, Roseangle Cottage, Rosemill Road, Bridgefoot, Dundee

Statement of facts and reasons

1. The Private Rented Housing Committee issued a Repairing Standard Enforcement Order relative to the property on 3 July 2012, requiring the Landlord to:-
 - 1 Provide an up to date Periodic Inspection Report by a suitably qualified electrician on the condition of the electrical installations in the house and any appliances.
 - 2 Provide a gas safety certificate by a gas safe engineer on the gas installations and any appliances.
 - 3 Provide evidence that the converted roof space now complies with the current building regulations.

The Private Rented Housing Committee ordered that the work should be carried out within a period of 28 days.

2. By a letter received on 27 July 2012, the Landlord enclosed a Periodic Inspection Report, a joiner's invoice, a Gas Safety Certificate and electrical test sheets. The invoice from the joiner confirmed that the loft access had been removed and the hatch secured. The Committee accordingly accept that the converted roof space is no longer a living space and accordingly considered that the Landlord had complied with item 3 of the Repairing Standard Enforcement Order.
3. The Gas Certificate lodged had a number of problems with it:- it was not signed in the top box, it identified 3 faults and, although they were minor, there was no evidence that they have been resolved and it had expired by the time it was presented to the Committee. The Landlord was accordingly advised that he should provide a currently valid Gas Certificate. A currently valid Gas Certificate was supplied by the Landlord via Dundee City Council, dated 10 October 2012. The Committee was accordingly satisfied that the Landlord had produced the Gas Safety Certificate and complied with item 2 of the Repairing Standard Enforcement Order.
4. The Committee considered that the Periodic Inspection Report provided by the Landlord showed that the Landlord had complied with item 1 of the Repairing Standard Enforcement Order.
5. The Committee are accordingly satisfied that all the works required by the Repairing Standard Enforcement Order have been satisfactory carried out. Accordingly the Committee decided to grant a Certificate of Completion.

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.

Where such an appeal is made, the effect of the decision and the Certificate is suspended until the appeal is abandoned or finally determined. Where the appeal is 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

SignedDate 6 November 2012
(Judith V Lea, Chairperson)