

CERTIFICATE OF COMPLETION OF WORK

Issued by the Private Rented Housing Committee

Under Section 60 of The Housing (Scotland) Act 2006

PRHP Reference: PRHP/TD12/16/10

Property at 3 Butterlaw Farm Cottages, Coldstream, Berwickshire, TD12 4HQ ("the property")

The Parties:-

Janet Colvine residing at 3 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. The Private Rented Housing Committee also hereby certifies and that the Rent Relief Order relative to the property dated 26 November 2010 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.

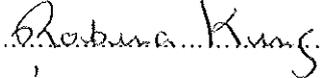
In witness whereof these presents typewritten on this and the preceding page(s) are executed by James Bauld, Solicitor, 7 West George Street, Glasgow G2 1BA, Chairperson of the Private Rented Housing Committee at Glasgow on 7 April 2011 before this witness:

Signed
Chairperson



Date 7 April 2011

Signature of Witness
Name: ROBINIA KING



Date 7 April 2011

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

Designation: LEGAL SECRETARY

Determination by Private Rented Housing Committee

Statement of Decision of the Private Rented Housing Committee

(Hereinafter referred to as "the Committee")

Under Section 24(1) of the Housing (Scotland) Act 2006

Case Reference Number: PRHP/TD12/16/10

Re:- Property at 3 Butterlaw Farm Cottages, Coldstream, Berwickshire, TD12 4HQ ("**the property**")

The Parties:-

Janet Colvine residing at 3 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 issued a Rent Relief Order in terms of Section 27 of the Housing (Scotland) Act 2006.
4. The Committee has acknowledged that they have received correspondence from both landlords and tenant.
5. The tenant has written to the Committee by letter dated 7 March 2011 confirming that all improvements that had been requested have been carried out to a satisfactory level. The landlords have written to the Committee by letter of the same date also confirming that all works and renovations have been completed according to the RSEO.

6. The Committee are happy to accept the assurances of both landlords and tenant and accept that all works required in terms of the RSEO have now 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 both the tenant and 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 Relief Order made in terms of Section 27 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.....

James Bauld, Chairperson

Date.....

7 April 2011

Signature of Witness.....

Name: Robina King

Date.....

7 April 2011

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

Designation: LEGAL SECRETARY