



Certificate of completion of work

Issued by the Private Rented Housing Committee

Under section 60 of the Housing (Scotland) Act 2006

prhp Ref: PRHP/DD1/189/11

Re : Property at 4/R 40 Union Street, Dundee, DD1 4BE ("the Property")

The Parties:-

JAMIE GREGORY, residing at 4/R 40 Union Street, Dundee, DD1 4BE ("the Tenant")

Ms MAIRI HANDY, 30A South Tay Street, Dundee DD1 1PD (represented by their agent Albion Let, 30A South Tay Street, Dundee, DD1 1PD) ("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 31st May 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 Paul Doyle, solicitor, 24 Haddington Place, Edinburgh, chairperson of the Private Rented Housing Committee at Edinburgh on 15th March 2013 before this witness:-

J Oswald

witness

P Doyle

chairman

Julie Oswald
Cashier
24 Haddington Place
Edinburgh
EH7 4AF



**Statement of facts and reasons for Decision to grant a
Certificate of Completion of Work
Under Section 60 of the Housing
(Scotland) Act 2006**

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STATEMENT OF FACTS & REASONS.

- (1) On 31st May 2012 the Private Rented Housing Committee issued a decision requiring the Landlord to comply with the repairing standard enforcement order made by the Committee on 30th May 2012.
- (2) On 1st August 2012 the Landlord wrote to the PRHP complaining that it was not possible to carry out the work called for in the RSEO because the common stair had been damaged & no contractors were willing to enter the property.
- (3) By letter dated 1st October 2012 the Landlord wrote to the Private Rented Housing Panel stating

*".....I intend to leave the property vacant with a view to selling the property and have no intention of re-letting the property
".....I was advised.....that I would not have to therefore comply with the RSEO."*
- (4) The RSEO required the Landlord to *"To carry out such works as are necessary to replace the windows throughout the property, so that the property becomes wind & watertight"* by 30th August 2012.
- (5) On 24th February 2013 the Landlord sent the PRHP copies of receipted invoices for the works required by the RSEO dated 30th May 2012. Because of the nature of the works required & the clear terms of the receipted invoices produced by the landlord, the Committee is now satisfied that the works required by the RSEO have been successfully completed.

- (6) The Committee are now satisfied that all outstanding works required by the repairing standard enforcement order have been carried out and that the repairing standard enforcement order has been complied with.
- (7) Accordingly the Committee decides to grant a certificate of completion.
- (8) **A Landlord or a Tenant aggrieved by the decision of the Private Rented Housing Committee may appeal to the Sheriff by summary application within 21 days of being notified of that decision.**
- (9) Where such an appeal is made the effect of the decision and the certificate are 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.

Signed: **P Doyle**
Paul Doyle, Chairperson 