



## Certificate of completion of work

Issued by the Private Rented Housing Committee

Under section 60 of the Housing (Scotland) Act 2006

**EH23/107/12**

**Re : The first floor flatted dwelling house within Harvieston House, by Gorebridge, Midlothian, EH23 4QA ("the Property")**

**The Parties:-**

**Dr Gordon Spiers, residing at the first floor flatted dwellinghouse within Harvieston House, by Gorebridge, Midlothian, EH23 4QA ("the Tenant")**

**Harvest Hall Limited, a company incorporated under the companies acts (SC460576) and having their registered office at Yetholm Mill, Main Street, Kirk Yetholm, TD5 8PE, current owners of the Property formerly owned by Messrs M.C & R Jackson, residing at Salmon Hall, Workington, Cumbria CA14 1LW ("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 25th October 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 4<sup>th</sup> November 2014 before this witness:-

K Boettcher

witness

**P Doyle**

chairman

Kirsten Boettcher  
Secretary  
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**

**EH23/107/12**

**Re : The first floor flatted dwelling house within Harvieston House, by  
Gorebridge, Midlothian, EH23 4QA ("the Property")**

**The Parties:-**

**Dr Gordon Spiers, residing at the first floor flatted dwellinghouse within Harvieston House, by Gorebridge, Midlothian, EH23 4QA ("the Tenant")**

**Harvest Hall Limited, a company incorporated under the companies acts (SC460576) and having their registered office at Yetholm Mill, Main Street, Kirk Yetholm, TD5 8PE, current owners of the Property formerly owned by Messrs M.C & R Jackson, residing at Salmon Hall, Workington, Cumbria CA14 1LW ("the Landlord")**

**STATEMENT OF FACTS & REASONS.**

(1) On 25<sup>th</sup> October 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 14<sup>th</sup> May 2012.

(2) On 24<sup>th</sup> July 2014 at 10.00am the surveyor member of the committee re-inspected the property. The surveyor member noted that

*".....the following work had been undertaken:*

*"(a) Two reports from Boyd Orr Electrical Services, Penicuik .have been obtained and made available to the panel. The first Electrical Installation Condition Report, dated 7<sup>th</sup> May 2013, summarised that the flat required to be rewired. The report of 6<sup>th</sup> June 2013 indicated that the installation was generally in good condition and no further remedial action was required. It is assumed that rewiring was carried out between these two dates and there is visual evidence of work having taken place. The panel have also been supplied with an electrical safety and compliance certificate dated 6<sup>th</sup> June 2013.*

*"The surveyor member of the committee, at the time of the re-inspection, noted that there are some timber skirting mounted power points and considers that it would have been good practice to have repositioned these away from the timber skirting boards for fire safety purposes.*

*"With reference to the available reports there is no evidence that the contractor is NICEIC (National Inspection Council for Electrical Installation Contracting) registered, as required in the RSEO. The electrician does however appear to be a member of ECA (Electrical Contractors' Association).*

*"(b) A report from the Scottish Fire and Rescue Service dated 14<sup>th</sup> May 2013 has been made available to the panel together with a Fire Risk Assessment of 2<sup>nd</sup> September 2013 prepared by Fire Risk Assessment, Johnstone PA5 0RF. The panel has been advised that some of the Fire Officers Report recommendations have been carried out including an automatic fire detection system in the common stair, emergency lighting, and provision of a fire blanket and this has been confirmed within the more recent Fire Assessment Report. The report, however, states that further works remain outstanding and further reference is made later within this report.*

*"(c) From a limited visual inspection the work appears to have been undertaken. A Fire Detection and Fire Alarm Installation Certificate has been inspected, dated 6<sup>th</sup> June 2013.*

*".....It was obvious to the surveyor that the building in which this flat is contained is in the relatively early stage of extensive refurbishment and the new owner/landlord has indicated that the proposals are to provide nine flats in total. It is the intention of the owner to instruct a fire risk safety officer at a later date to give advice on such matters and to ensure compliance with all requirements"*

(3) The committee is satisfied that even though the electrical contractor used by the landlord is not NICEIC registered (as required in the RSEO), the electrical contractor is a member of ECA (Electrical Contractors' Association – a comparable association). The current owner of the property has been provided with a copy of the Fire Risk Assessment report on this building, which is being refurbished, and the committee assumes satisfactory completion of outstanding issues and compliance with all requirements, in order to ensure safety.

(4) The committee acknowledges the tenant's concerns that some of the power points are mounted on timber surrounds. Whilst not ideal, the committee determines that the siting of the power points is not a breach of the repairing standard.

(5) The Committee are now satisfied that the works required to this individual flatted dwelling-house by the repairing standard enforcement order have been carried out and that the repairing standard enforcement order has been complied with.

(6) Accordingly the Committee decides to grant a certificate of completion.

**(7) 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.**

(8) 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