



Certificate of completion of work

Issued by the Private Rented Housing Committee

Under section 60 of the Housing (Scotland) Act 2006

prhp Ref: prhp/rp13/0010

Re : Property at Flat 3/L, 11 Pitfour Street, Dundee, DD2 2NU ("the Property")

Title Number: ANG2984

The Parties:-

Christus Vassis, formerly of Flat 3/L, 11 Pitfour Street, Dundee, DD2 2NU ("the Tenant")

Dr J A Khan and Mrs Farhat Khan, 107 Cedar Drive, Perth, PH1 1RW ("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 4 September 2013 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 Verna 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 18 March 2014 before this witness:-

R Graham _____ witness

J Lea _____ chairman

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



**Statement of facts and reasons for
Decision to grant Certificate of completion of work**

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Statement of facts and reasons

1. The surveyor member of the Private Rented Housing Committee re-inspected the property on 26 February 2014 to ascertain whether the work required by the Repairing Standard Enforcement Order served on 4 September 2013 had been completed. The Landlords, Mr and Mrs Khan were present. The surveyor member noted that from external inspection the roof looked in good condition. The rainwater goods remained misaligned but it was noted that the Landlord had had this inspected and had been assured that there were no leaks. Internally the fitted cupboard had been removed and the ceiling in the area identified as very damp when the property was previously inspected by the Committee has been replaced and damp meter readings were now in the normal range. The surveyor member noted that there was an area of ceiling adjacent to the old cupboard area which showed an excessively high damp meter reading but in the surveyor's opinion, given the pattern of the damp stain, this issue was more likely to be a drying out problem than a new roof leak.
2. The surveyor member also noted that all damaged plasterwork and plasterboard in the bedroom and kitchen had been replaced and/or made

good with complete redecoration throughout. The kitchen has also been completely refurbished with new cupboards and work surfaces. Sink taps were in proper working order and no leaks were found in the plumbing under the sink. The electrical sockets have been replaced and/or repaired and were tested and found to be in working order.

3. The surveyor member's opinion was that the property now appeared to be in a good state of repair and had been refurbished to a good standard. The only outstanding issue is the damp patch on the bedroom ceiling but the surveyor member was of the opinion that this was likely to be resolved once the property was lived in and heated regularly.
4. The Committee was accordingly satisfied that all the work required by the Repairing Standard Enforcement Order had been carried out. The Committee resolved to issue a Certificate of Completion.
5. The surveyor member noted that the property had no wired in smoke alarm and that the old one had been removed during the refurbishment.
6. The Landlord should familiarise themselves with the new Scottish Government Guidance on Satisfactory Provision for Detecting and Warning of Fires and ensure that adequate wired in smoke alarms are installed before the property is re-let. The Landlord should also carefully monitor the damp patch in the bedroom to ensure that it does dry out.

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 18 March 2014
(Judith V Lea, Chairperson)