



Certificate of completion of work

Issued by the Private Rented Housing Committee

Under section 60 of the Housing (Scotland) Act 2006

prhp Ref: PRHP/RP/13/0050

Re : Property at Kennels Cottage, Drumoak, Banchory, Kincardineshire AB31 5EY (“the Property”)

Sasine Description: ALL and WHOLE the subjects known as and forming the Kennels Cottage at Drum Castle Estate, Drumoak, AB31 5EY being part of the lands and Estate of Drum, Schivas and others, in the Parishes of Drumoak and Peterculter, more particularly described in Disposition in favour of the National Trust for Scotland for Places Of Historical Interest or Natural Beauty dated 15 October and recorded in the Division of the General Register of Sasines for the County of Aberdeen on 17 November, both months of 1976.

The Parties:-

The National Trust for Scotland, Hermiston Quay, Cultins Road, Edinburgh EH11 4DF (“the Landlord”)

Matthew Wickham, Kennels Cottage, Drumoak, Banchory, Kincardineshire AB31 5EY (“the Tenant”)

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 21 October 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 and the preceding page are executed by John Miller McHugh, solicitor, 3 Ponton Street, Edinburgh , Chairperson of the Private Rented Housing Committee at Edinburgh on 19 February 2014 before this witness:-

E Lonie

witness

J McHugh

Chairman

EVELYN LONIE name in full

3 PONTON STREET Address

EDINBURGH

SECRETARY Occupation



DETERMINATION BY PRIVATE RENTED HOUSING COMMITTEE

**STATEMENT OF DECISION OF THE PRIVATE RENTED HOUSING COMMITTEE
UNDER SECTION 60
OF THE HOUSING (SCOTLAND) ACT 2006**

In connection with

**Property at Kennels Cottage, Drumoak, Banchory, Kincardineshire AB31
5EY (hereinafter referred to as "the House")**

**Matthew Wickham, Kennels Cottage, Drumoak, Banchory, Kincardineshire
AB31 5EY (hereinafter referred to as "the Tenant")**

**The National Trust for Scotland, Hermiston Quay, Cultins Road, Edinburgh
EH11 4DF (hereinafter referred to as "the Landlord")**

PRHP REFERENCE PRHP/RP/13/0050

The Committee comprised the following members:

John McHugh, Chairperson
Michael Scott, Housing Member
Angus Anderson, Surveyor Member

DECISION

The Committee having carried out a further inspection of the House determined that the work required by the Repairing Standard Enforcement Order served on 21 October 2013 ("the RSEO") had been completed and resolved to issue a Certificate of Completion of Work.

The decision of the Committee was unanimous.

Background

The RSEO required the Landlord to complete the following work within three months of service of the RSEO:

- 1 To remove and replace all areas of damaged render on the chimney stack.
- 2 To have all windows in the House, whether by replacement or repair, put into a reasonable state of repair such that they are able to be opened and closed with ease, with all handles properly affixed to the windows, and so as to prevent water ingress and to reasonably exclude draughts, with all panes of glass undamaged and all frames and sills to be painted adequately.
- 3 To put the front door into a state of repair such that it is reasonably wind and watertight.
- 4 To put the kitchen into a reasonable state of repair, whether by repair or replacement, such that there remains no rotten wood, damaged kitchen units or holes likely to allow the entry of mice and to ensure that all work surfaces are undamaged and capable of being cleaned effectively.
- 5 To take steps to ensure that the presence of mice in the House is mitigated by identifying and sealing holes likely to prevent points of access and by employing appropriate professional pest control measures.

Reasons for the Decision

On 11th February 2014, the Surveyor Member of the Committee carried out a re-inspection of the House.

At the re-inspection all of the items listed above had been found to have been dealt with.

Accordingly, all works required by the RSEO have been completed.

Right of Appeal

Section 64 of the Act provides a right of appeal to a landlord or tenant aggrieved by a decision of a private rented housing committee. An appeal may be made to the Sheriff within 21 days of the Landlord or Tenant being informed of the decision.

Where such an appeal is made, the effect of the decision and the order is suspended until the appeal is abandoned or finally determined, and where the appeal is abandoned or finally determined by confirming the decision, the decision and the order will be treated as having effect from the day on which the appeal is abandoned or so determined.

J McHugh

John McHugh
Chairperson

Date: 19 February 2014