



Certificate of completion of work

Issued by the Private Rented Housing Committee

Under section 60 of the Housing (Scotland) Act 2006

Prhp reference number: PRHP/RP/13/0099

Re: - Property at 35 Cambridge Avenue, Edinburgh EH6 5AW ("**the property**")

The Parties:-

Ms Liz Balfour, formerly residing at 35 Cambridge Avenue, Edinburgh EH6 5AW ("**the tenant**")

And

Northwood Edinburgh Limited, 3-5 Dean Park Street, Edinburgh ("**the landlord**")

And

Mrs Helena Adie, c/o Mark Adie, 5 Varco Square, Exeter EX2 5ND ("**the head 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 issued by the committee on 31 January 2014 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.

Signed....**S O'Neill**

.....Date...**17/7/14**.....

Chairperson

G Wardlow

.....Witness

*Europa Buildings
45 Argyle St
Glasgow*



Determination of the Private Rented Housing Committee

Statement relative to Certificate of Completion of Work issued by the Private Rented Housing Committee under Section 60 of the Housing (Scotland) Act 2006

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The Parties:-

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And

Northwood Edinburgh Limited, 3-5 Dean Park Street, Edinburgh ("**the landlord**")

And

Mrs Helena Adie, c/o Mark Adie, 5 Varco Square, Exeter EX2 5ND ("**the head landlord**")

NOTICE TO

Northwood Edinburgh Limited, 3-5 Dean Park Street, Edinburgh

And

Mrs Helena Adie, c/o Mark Adie, 5 Varco Square, Exeter EX2 5ND

Background

1. The Private Rented Housing Committee ('the committee') issued a Repairing Standard Enforcement Order (RSEO) in respect of the property dated 31

January 2014 and served on 5 February 2014. The RSEO required the Landlord and Head Landlord to:

- i. Carry out any further repairs which may prove necessary to ensure that all signs of dampness in the front bedroom are eradicated and that the roof of the property is wind and watertight.
- ii. Replace the cooker hood in the kitchen with a cooker hood which is in a reasonable state of repair and in proper working order.
- iii. Repair or replace the toilet seat as necessary in order to secure that it is no longer loose.
- iv. To repair or replace the damaged area of linoleum in the kitchen in order to ensure that the linoleum is in a reasonable state of repair and in proper working order.

The Private Rented Housing Committee ordered that these works must be carried out and completed by within the period of three months from the date of service of the RSEO.

2. The completion date was subsequently extended by the committee to 5 June 2014, by notice of variation dated 10 April 2014.
3. On 14 July 2014, the surveyor member of the committee inspected the property and found that:
 - i. The landlord instructed a complete overhaul of the roof and the work has been completed under warranty. Included was renewal of the lead water gates. The sandstone wall that was soaked has to dry out and this process is assisted by an industrial dehumidifier. It is likely that some months will be needed to complete the drying out process fully.
 - ii. The cooker hood has been replaced with a new one.
 - iii. The toilet seat has been replaced and is in order.
 - iv. The kitchen floor has been strengthened and the vinyl secured satisfactorily.
4. The surveyor member was satisfied that the terms of the RSEO have been met for each condition of the RSEO. He noted that, since the work on the roof was completed, a new leak has been discovered from the roof light over the stair. Attention is being given to this defect, but it was not included in the RSEO.

5. The committee agreed that the works required by the RSEO have been completed and that the appropriate Certificate of Completion in terms of section 60 of the Housing (Scotland) Act 2006 should be issued.

Right of Appeal

6. 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.
7. The appropriate respondent in such appeal proceedings is the other party to the proceedings and not the panel or the committee which made the decision.

Effects of Section 63

8. 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. 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... **S O'Neill**

Date... 17/7/19

Chairperson