



Certificate of Completion of Works

Issued by the Private Rented Housing Committee

Under Section 16 of the Housing (Scotland) Act 2006

PRHP Ref: PRHP/RP/14/0053

Property at: 3E Court Street, Dundee, DD3 7QR ("the property")

The Parties

Ms Barbara Gibson, formerly residing at 3t/1 Court Street, Dundee, DD3 7QR ("the tenant")

and

Rizvan Aboobaker, residing at 211A Albert Street, Dundee, DD4 6QA ("the landlord")

Notice to Rizvan Aboobaker, residing at 211A Albert Street, Dundee, DD4 6QA ("the landlord")

CERTIFICATE OF COMPLETION

The Private Rented Housing Panel hereby certify that the work required by the Repairing Standard Enforcement Order relative to the property, served on 2nd June 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 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.

In witness whereof these presents typewritten on this page are executed by Paul Doyle, Solicitor, 24 Haddington Place, Edinburgh, Chairperson of the Private Rented Housing Committee at Edinburgh on 21st May 2015 before Kirsten Boettcher, Secretary, 24 Haddington Place, Edinburgh.

P Doyle

K Boettcher

_____witness



Statement of Facts and Reasons for Decision to Grant a Certificate of Completion of Works under Section 16 of the Housing (Scotland) Act 2006

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Statement of Facts and Reasons

1 On 2nd June 2014, the Private Rented Housing Committee issued a decision requiring the landlord to comply with the Repairing Standard Enforcement Order made by the Committee on 2 June 2014. On 15 January 2015, the surveyor member of the Committee inspected the property. After 2nd June 2014 and before the inspection of the property on 15 January 2015, the tenant moved out of the property and brought the tenancy to an end. After the inspection on 15th January 2015, the Committee was satisfied that the works required by the Repairing Standard Enforcement Order had been carried out and that the Repairing Standard Enforcement Order had been complied with.

2 The surveyor member noted that

"Prior to the re-inspection a gas safety record and an electrical installation condition report had been sent to the office of the prhp.

3 new double glazed windows have been installed in the living-room and the other windows repaired as required.

The floor covering in the bathroom has been replaced.

A new waterproof seal has been fitted around the bath.

The bath panels have been replaced.

The pedestal below the wash hand basin has been replaced.

New shower screens have been fitted.

The shower hose has been replaced."

- 3 In the circumstances, the Committee is satisfied that all works required by the Repairing Standard Enforcement Order had been carried out satisfactorily. Accordingly, the Committee decides to grant a certificate of completion.
- 4 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.
- 5 Where such an appeal is made, the effect is that 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 certificate are to be treated as having effect from the day on which the appeal is abandoned or so determined.

P Doyle

Signed

Paul Doyle
Chairperson