



**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/14/0060

Re: Property at ..... 53/4 Murrayburn Park, Edinburgh EH14 2PN  
..... ("the Property")

**ALL and WHOLE the subjects known as and forming Property at 53/4 Murrayburn Park, Edinburgh EH14 2PN as more particularly described in Land Certificate Title Number MID119594**

**The Parties:-**

**Sandra and James Carson, 51 Murrayburn Park, Edinburgh EH14 2PN ("the Landlord")**

**Louise Connor, 53/4 Murrayburn Park, Edinburgh EH14 2PN ("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 19 September 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.**

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 9 May 2015 before this witness:-

**G McHugh** witness

**J McHugh** Chairman

CILLIAN MURPHY name in full

7 DUNTON ST Address

SPRINGFIELD

\_\_\_\_\_

SYSTEMS MANAGER 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 53/4 Murrayburn Park, Edinburgh EH14 2PN (hereinafter referred to as “the House”)**

**Louise Connor, 53/4 Murrayburn Park, Edinburgh EH14 2PN (hereinafter referred to as “the Tenant”)**

**Sandra and James Carson, 51 Murrayburn Park, Edinburgh EH14 2PN (hereinafter referred to as “the Landlord”)**

**PRHP REFERENCE PRHP/RP/14/0060**

The Committee comprised the following members:

John McHugh, Chairperson  
Helen Barclay, Housing Member  
Ian Murning, Surveyor Member

**DECISION**

The Committee determined that the works required by the Repairing Standard Enforcement Order served on 19 September 2014 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 60 days of service of the RSEO:

- 1 To remove the mould present in the bathroom and re-paint the affected areas with anti-mould paint.
- 2 To modify the existing bathroom extractor fan or to install a new extractor fan which has a delay causing the fan to continue to operate for a period of five minutes after the light switch has been switched off.

### **Reasons for the Decision**

On 31 March 2015, the Surveyor Member of the Committee carried out a re-inspection of the House.

At the re-inspection the following was noted:

There was no evidence that Item 1 had been undertaken. Evidence of dark grey/black mould spots on the ceiling above the bath were clearly visible at the re-inspection.

A new extractor fan had been installed in compliance with Item 2.

On 12 April 2015, the Landlord provided written confirmation that the works required in respect of Item 1 had been completed. The Tenant has not responded to PRHP's enquiry issued after the re-inspection regarding the completion of the works. In the circumstances, the Committee were content to accept the Landlord's submissions on Item 1.

### **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: 9 May 2015