



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/14/0068

Re : Property at Braeview Cottage, Balmydown Farm, Strathmartine, Dundee, Angus, DD3 0BQ ("the Property")

Land Register Description: ANG61764

The Parties:-

MR ALASTAIR COMBE residing at Braeview Cottage, Balmydown, Strathmartine, Dundee, Angus, DD3 0PQ ("the Tenant")

MR ALISTAIR RONALD HODNETT and MRS AMANDA CARIS HODNETT, Spouses residing at Balmydown Cottage, Strathmartine, Dundee, Angus, DD3 0PQ ("the Landlords")

CERTIFICATE OF COMPLETION

The Private Rented Housing Committee hereby certifies that the work required by the **Repairing Standard Enforcement Order** relative to the Property dated 9 April 2015 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 Ewan Kenneth Miller, Solicitor, Whitehall House, 33 Yeaman Shore, Dundee, DD1 4BJ, Chairperson of the Private Rented Housing Committee at Dundee on 22 August 2014 before this witness:-

_____ witness

E MILLER

Chairman

Secretary
Thorntons Law LLP
Whitehall House
33 Yeaman Shore
Dundee
DD1 4BJ



**Statement of decision of the Private Rented Housing
Committee under The Housing
(Scotland) Act 2006**

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("the Property")

The Parties:-

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MR ALISTAIR RONALD HODNETT and MRS AMANDA CARIS HODNETT, Spouses residing at Balmydown Cottage, Strathmartine, Dundee, Angus, DD3 0PQ ("the Landlords")

Decision

The Private Rented Housing Committee, having made such enquiries as was appropriate for the purposes of determining whether the Landlord had complied with the Repairing Standard Enforcement Order ("RSEO") in relation to the Property concerned, determined that the Landlord had now complied with the terms of the RSEO and resolves to issue a Certificate of Completion in respect of the works required by the RSEO.

Background

1. By way of a decision of 9 April 2015, the Private Rented Housing Committee had issued a determination that the Landlord had failed to comply with duties imposed by Section 12(1)(b) of the Housing (Scotland) Act 2006 ("the Act").
2. The Committee had placed an RSEO on the property also dated 9 April 2015. The RSEO required the Landlord: -
 - a) to install appropriate and sufficient heating within the Property to comply with the repairing standard.
 - b) To provide an electrical installation condition report by a suitably competent and registered electrician confirming that the electrical system within the Property meets the relevant electrical standards.
 - c) To carry out such works as are necessary to the roof of the Property to render it properly wind and watertight.
 - d) To replace the missing floor coverings within the Property.
3. A re-inspection of the Property was carried out on 29 May 2015 by Ms C Jones, the Surveyor Member of the Committee. The Surveyor Member of the Committee reported that the Landlord had installed a new oil fired central heating system with radiators throughout the Property. This appeared to be in good working order and compliant with the repairing standard.

The Landlord also provided the Surveyor Member with an Electrical Installation Condition Report dated 25 April 2015. Whilst the report did highlight two items which were classified

as C2 it did also state that all faults had been amended. The Surveyor Member noted that this was indeed the case and, accordingly, the electrical installation was now satisfactory.

It was also apparent that roof works had been carried out to replace the broken and loose slates. There were still one or two slates that required some attention but given the age, character and location of the Property and the fact that the Property appeared to be wind and water tight the Committee was satisfied that this not a material issue. The Landlord had reinstated floor covering throughout the Property with new carpets to all rooms and vinyl in the kitchen.

The Committee considered the report of the Surveyor Member. The Committee was satisfied that the Landlord had dealt with all matters timeously and in an appropriate fashion. Compliance with the RSEO had, therefore, been achieved. Accordingly the Committee was satisfied that the RSEO should now be lifted and a Certificate of Completion discharging the RSEO under Section 80 of the Act would be granted.

Decision

4. The Committee's decision was to lift the RSEO and grant a Certificate of Completion discharging the RSEO.
5. The decision of the Committee was unanimous.

Right of Appeal

6. A Landlord or 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.

Effect of section 63

7. Where such an appeal is made, the effect of the decision and of 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.

Signed
Chairperson

E. MILLER

Date..... *2/7/12*