



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/16/0140

Re : Property at 15 Cairn View, Belhelvie, Aberdeen, AB23 8SB ("the Property")

Title No: ABN95813

The Parties:-

MRS GAIL DAVIDSON residing at 55 Bingham Crescent, Aberdeen, AB13 0HU ("the Landlord")

MR CHRISTOPHER JOHNSTON & MRS CHARLOTTE JOHNSTON, 15 Cairn View, Belhelvie, Aberdeen, AB23 8SB ("the Tenants")

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 19 July 2016 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 typewritten on this and the preceding page are executed by Gillian Coutts Buchanan, Solicitor, Whitehall House, 33 Yeaman Shore, Dundee, DD1 4BJ, Chairperson of the Private Rented Housing Committee at Dundee on 6 October 2016 before this witness:-

Gillian Buchanan

Chairperson

witness

Ms Jennifer Lynch
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

prhp Ref: PRHP/RP/16/0140

**Re : Property at 15 Cairn View, Belhelvie, Aberdeen, AB23 8SB
Land Register Title No. ABN95813 ("the Property")**

The Parties:-

**MR CHRISTOPHER JOHNSTON & MRS CHARLOTTE JONHSTON, 15 Cairn View,
Belhelvie, Aberdeen, AB23 8SB ("the Tenants")**

**MRS GAIL DAVIDSON residing at 55 Bingham Crescent, Aberdeen, AB13 0HU("the
Landlord")**

Decision

The 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 and taking account of the subsequent inspection of the Property by the Committee and the Landlord's representations in response to the Re-Inspection Report dated 8 September 2016, determined that the Landlord had now complied with the terms of the RSEO and resolved to issue a Certificate of Completion in respect of the works required by the RSEO.

Background

1. By way of a decision dated 19 July 2016, the Committee had issued a determination that the Landlord had failed to comply with the duties imposed by Section 14(1)(b) of the Housing (Scotland) Act 2006 ("the Act").
2. The Committee had placed an RSEO on the Property also dated 19 July 2016. The RSEO required the Landlord:-
 - (a) To repair or replace the fan in the en-suite shower room on the first floor of the property to ensure that it is in a reasonable state of repair and in proper working order.
 - (b) To repair or replace the gas fire in the lounge of the property to ensure that it is in a reasonable state of repair and in proper working order.
 - (c) To repair or replace the gas hob in the kitchen of the property to ensure that it is in a reasonable state of repair and in proper working order to include in particular the repair or replacement of both the ignitor switch and the broken knob.
 - (d) To produce a current Gas Safety Certificate confirming that the gas fire and the gas hob are in proper working order, safe to use and comply with the relevant regulations. The Landlord is to exhibit such Gas Safety Certificate to the Committee

- (e) To install a carbon monoxide alarm in the lounge of the property to comply with the relevant regulations.

The RSEO required the works to be carried out within 6 weeks.

3. On 8 September 2016 the Surveyor Member of the Committee, Mr Angus Anderson, attended at the Property. The Landlord's new tenant, Ms Lara Polisciukaite, was present and gave access. The Landlord was not present.

The Surveyor Member noted that since the original inspection the Landlord had:-

- (a) Replaced the fan in the en-suite shower room on the first floor of the Property. However, the fan could not be seen to operate using the light switch and no other switch for the fan could be seen.
 - (b) Removed the gas fire in the lounge and installed an electric free standing fire in its place. The flue opening had also been sealed internally and externally.
 - (c) Replaced the gas hob in the kitchen with a new "Beko" gas hob which the new tenant confirmed was in proper working order.
4. Subsequently in response to the Re-Inspection Report dated 8 September 2016, the Landlord submitted to the Committee:-
 - (a) A copy of an invoice from R.B. Wilson (Electrical) Limited, 14 Pittodrie Street, Aberdeen, AB24 5QL dated 31 August 2016 confirming that they had fitted the new fan supplied by the Landlord, pat tested the replacement electric fire and connected the oven and hob supplied by the Landlord, leaving all in working order.
 - (b) A copy of a Gas Safety Record of Grampian Heating dated 17 August 2016 confirming that the gas hob is safe to use.
 - (c) A copy of an invoice from Grampian Heating dated 17 August 2016 confirming the removal of the gas fire in the lounge and the installation of the replacement electric fire, and the installation of the gas hob in the kitchen as supplied by the Landlord.
 5. The Committee (comprising Miss G Buchanan and Mr A Anderson) considered matters. The Committee was satisfied that in light of the removal of the gas fire from the lounge it was no longer necessary for a carbon monoxide detector to be installed in the lounge. The Committee was satisfied that the RSEO should be lifted and a Certificate of Completion discharging the RSEO under Section 60 of the Act would be granted.

Decision

The decision of the Committee was unanimous.

Right of Appeal

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

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.

Gillian Buchanan

Signed
Chairperson

..... Date 6 October 2016