



CERTIFICATE OF COMPLETION OF WORK

Issued by the Private Rented Housing Committee

Under Section 60 of the Housing (Scotland) Act 2006

PRHP Ref: PRHP/TD14/16/11

Re: All and Whole that cottage known as Huldie Cottage, Ayton Castle Estate, Ayton, TD14 5RD being part and portion of the subjects more particularly described and disposed in the Disposition by Grainger Properties Limited (In Members' Voluntary Liquidation) and the Liquidators thereof (with consent) in favour of David Ian Liddell-Grainger dated Twenty First day of December Nineteen Hundred and Seventy and recorded in the Division of the General Register of Sasines applicable to the County of Berwick on the First day of February Nineteen Hundred and Seventy one ("the Property").

The Parties:-

MISS ALEXANDRINA WHITEHEAD, residing at Huldie Cottage, Ayton Castle Estate, Eyemouth, Berwickshire TD14 5RD ("the Tenant")

and

LADY CHRISTINE DE LA RUE, residing at Ayton Castle, Ayton, Eyemouth, Berwickshire and DAVID HENRY LIDDELL-GRAINGER, residing at Ayton Castle, Ayton, Eyemouth, Berwickshire as Executors Nominate of the late David Ian Liddell-Grainger who resided latterly at Ayton Castle, Ayton, Eyemouth, Berwickshire and who died on 12th March 2007 ("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 1st April 2011 has been completed. Accordingly, the said Repairing Standard Enforcement Order relative to the Property has been discharged.

A landlord or 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(s) are executed by Andrew Stuart Cowan, Solicitor, 7 West George Street, Glasgow G2 1BA, Chairperson of the Private Rented Housing Committee at Glasgow on 15th September 2011 before this witness:

C A Millar

(witness)

A Cowan

(Chairman)

Name: Carol Anne Millar
Address: 7 West George Street, Glasgow G2 1BA
Occupation: Legal Secretary



**Statement of facts and reasons for
Decision to grant Certificate of Completion of Work
Under Section 60 of the Housing (Scotland) Act 2006**

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Statement of facts and reasons for

- 1 The Private Rented Housing Committee issued a Repairing Standard Enforcement Order in respect of the Property dated 1st April 2011.
- 2 The Surveyor Member of the Private Rented Housing Committee re-inspected the property on 5th September 2011 in order to ascertain whether the work required by the RSEO had been completed.
- 3 The Tenant has vacated the property and the tenancy has been lawfully terminated. The Tenant was not present or represented at the re-inspection of the property. The Landlords' agent Mr Douglas Niven was present during the re-inspection of the property.

- 4 The Surveyor Member of the Committee noted that:-
- (a) The chimney stack has been re-rendered.
 - (b) The Kitchen window has been replaced with a PVC double glazed fitting.
 - (c) Damp proofing repairs appear to have been carried out within the ground floor bedroom and the walls have been partially re-plastered.
 - (d) The bedroom radiator has been replaced.
 - (e) The front door and frame have been replaced. Additionally the door/frame has been painted and the frame sealed.
 - (f) The flooring within the kitchen particularly in the vicinity of the fridge has been replaced. A number of kitchen fittings have also been replaced.
 - (g) The back door and part of the door frame have been replaced. The renewed sections have now been painted.
 - (h) The external security light requires replacement/repair.
 - (i) The flue access cover has been repaired.

- 5 The Committee are satisfied that it is appropriate to issue a Certificate of Completion. The only outstanding matter is a minor repair which is required to an external security light. The Committee are satisfied that this is not a material issue.

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.

Where such an appeal is made, the effect of the decision and the Certificate 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 Certificate are to be treated as having effect from the date on which the appeal is abandoned or so determined.

Signed
(Chairperson)

A Cowan

Date 15/9/11