



Certificate of completion of work

Issued by the Private Rented Housing Committee

Under section 60 of the Housing (Scotland) Act 2006

Prhp Ref: EH30/166/12

**Re : The residential flat at 8 Edinburgh Road, South Queensferry, EH30 9HR
("the Property")**

Land Register Number: WLN1679

The Parties:-

Mr Sam Baird, 8 Edinburgh Road, South Queensferry ("the Tenant")

**Mrs E Sales, c/o Arden Property Management, 43 Morningside Road,
Edinburgh ("the Landlord")**

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 4 February 2013 and varied on 22 July 2013 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 page are executed by Judith V Lea, solicitor, Unit 3.5 The Granary Business Centre, Coal Road, Cupar, Fife, KY15 5YQ, chairperson of the Private Rented Housing Committee at Cupar on 9 December 2013 before this witness:-

R Graham Witness

J Lea Chairman

Rachel Graham
Unit 3.5, The Granary Business Centre
Coal Road
Cupar
Fife



Statement of facts and reasons for

Decision to grant Certificate of completion of work

Under section 60 of the Housing (Scotland) Act 2006

Prhp Ref: EH30/166/12

**Re : The residential flat at 8 Edinburgh Road, South Queensferry, EH30 9HR
("the Property")**

Land Register Number: WLN1679

The Parties:-

Mr Sam Baird, 8 Edinburgh Road, South Queensferry ("the Tenant")

**Mrs E Sales, c/o Arden Property Management, 43 Morningside Road,
Edinburgh ("the Landlord")**

Statement of facts and reasons.

1. On 1 February 2013, the Private Rented Housing Committee issued a decision requiring the Landlord to comply with the Repairing Standard Enforcement Order made by the Committee on 1 February 2013.
2. On 13 May 2013 the surveyor member of the Committee re-inspected the property. The agents for the Landlord were present. The Tenant was not in attendance.
3. The surveyor member noted that the roof slating has been overhauled to both front and rear slopes, new flashings have been fitted and the rain water conductor system appeared to be in order and effective. The surveyor member was informed that the joint owners had paid approximately £12,000 for the roof work. The surveyor noted that the damaged plaster had not yet been repaired because the contractors had been allowing time for the wall to dry out before re-plastering. It was intended that these works would take place on 15 May 2013. At the time of inspection the walls were still reading at

a significant damp level and the surveyor member was of the view that more time may be required before re-plastering and re-decorating could be done.

4. In the circumstances, the Committee considered it reasonable to allow the Landlord a further period of 6 weeks to have the re-plastering and decorating done at the property and a variation of the Order was issued to this effect.
5. A further re-inspection was arranged for 19 July 2013. The Landlord sent in representations on 4 July 2013 confirming that the roof works were now complete but that the wall inside had not yet been plastered because it was still wet. The Landlord advised that wall was being checked on a weekly basis with a damp meter but until it was below a certain percentage the work could not be carried out. The Landlord explained that the wall is very thick and might take a long time to dry out. The surveyor member was of the opinion that it could take a considerable period of time for the wall to be dry enough to enable the Landlord to do the re-plastering and decorating.
6. In the circumstances the Committee varied the Repairing Standard Enforcement Order to allow the Landlord a further period of 12 months to complete the work. On 12 November 2013, an email was received from the Landlord indicating that the internal work in the property was now complete.
7. The surveyor member of the Committee re-inspected the property on 29 November 2013. The Landlord was represented by Katie Coleske of Arden Property Management. The Tenant was not in attendance. The surveyor member noted that the damaged plaster had now been repaired and redecoration had been completed. Damp meter readings were generally satisfactory. There were no visible stains or blemishes.
8. The Committee was satisfied that all works required by the Repairing Standard Enforcement Order have now been satisfactorily completed. Accordingly the Committee decided to grant a Certificate of Completion.

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 day on which the appeal is abandoned or so determined.

Signed **J Lea** Date 9 December 2013
(Judith V Lea, Chairperson)