



Certificate of completion of work

Issued by the Private Rented Housing Committee

Under section 60 of the Housing (Scotland) Act 2006

prhp Ref: PRHP/EH47/197/11

Re : Property at 16 Main Street, Stoneyburn, Bathgate, West Lothian ("the Property")

Title No: WLN3114

The Parties:-

Tony Trowbridge, residing at 74 Lackford Avenue, Totten, Southampton, Hants (represented by their agent, Ms P Mavor, of Mavor & Co, 16 Union Square, West Calder, EH55 8EY) ("the Landlord")

Richard Gilmour, residing at 16 Main Street, Stoneyburn, Bathgate, West Lothian ("the Tenant")

NOTICE TO Tony Trowbridge, residing at 74 Lackford Avenue, Totten, Southampton, Hants ("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 2nd March 2012 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 Paul Doyle, solicitor, 24 Haddington Place, Edinburgh, chairperson of the Private Rented Housing Committee at Edinburgh on 13th May 2013 before this witness:-

J Oswald

witness

P Doyle

chairman

Julie Oswald
24 Haddington Place, Edinburgh
Legal cashier



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

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STATEMENT OF FACTS & REASONS.

(1) On 2nd March 2012 the Private Rented Housing Committee issued a decision requiring the Landlord to comply with the repairing standard enforcement order made by the Committee on 2nd March 2012. On 3rd April 2013 the surveyor member of the Committee inspected the property for a third time. After this inspection the Committee was satisfied that the works required by the repairing standard enforcement order had been carried out and that the repairing standard enforcement order had been complied with.

(2) The surveyor member noted that

"Following the previous re-inspection it was evident that defective gutter to the front of the building and downpipe at the gable still had not been satisfactorily addressed, although subsequently invoices were produced to the Committee, by the landlord, indicating that the works were apparently partially complete.

After reinspecting again, repairs had apparently been effected to the gutter.

It was agreed by the tenant that there did not appear to have been further problem of leakage or overflow, since works had been done around January, albeit weather conditions more recently had been relatively dry. "

- (3) The Tenant conceded that the works called for in terms of the repairing standard enforcement order have been carried out, but complained about the length of time that had passed between the date of his complaint & the date of completion of works. In the circumstances the committee is satisfied that all works required by the repairing standards enforcement order have been carried out satisfactorily. Accordingly the Committee decides to grant a certificate of completion.
- (4) **A Landlord or a 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.**
- (5) Where such an appeal is made the effect of the decision and the certificate are 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: **P Doyle**
Paul Doyle, Chairperson