



Certificate of Completion of Work

Issued by the Private Rented Housing Committee

Under section 60 of the Housing (Scotland) Act 2006

PRHP Ref: prhp/ab51/3/12

PROPERTY

The Retreat, Daviot, Inverurie, registered under Title Number ABN98474

PARTIES

Alan Watt and Ms Linda Gibbon, residing at the property

("the Tenants")

and

Eric Neil (Bakers) Limited, incorporated under the Companies Acts, Company Number SCO74000, and having its Registered Office at 12 – 16 Albyn Place, Aberdeen

("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 29 May 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 are executed as follows:

D Preston

Chairman

20-12-13

Date of Signing

Glasgow

Place of Signing

H Delaney

Witness

HUGH DELANEY Name

C/O EUROPA BUILDING Address

450 ARLYLE STREET

GLASGOW

G2 8LN



PRIVATE RENTED HOUSING COMMITTEE

STATEMENT OF DECISION OF THE PRIVATE RENTED HOUSING COMMITTEE UNDER SECTION 26(1)) OF THE PRIVATE RENTED HOUSING PANEL (APPLICATIONS AND DETERMINATIONS)(SCOTLAND) REGULATIONS 2007

In connection with

PRHP Ref: prhp/ab51/3/12

PROPERTY

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("the Landlords")**

Decision

The Committee, having made such enquiries as is fit for the purposes of determining whether the Landlord has complied with the terms of the Repairing Standard Enforcement Order (hereinafter referred to as "RSEO") dated 29 May 2012 in terms of section 26 (1) of the Housing (Scotland) Act 2006 (hereinafter referred to as "the Act") determined that the terms of the RSEO have been complied with and granted a Certificate of Completion to the effect of discharging the RSEO.

Background

- 1. Reference is made to the Determination of the Committee dated 4 June 2013 which decided that the Landlord had failed to comply with the duty imposed by Section 14(1)(b) of the Housing (Scotland) Act 2006 ("the Act") and the RSEO made by the Committee which required the Landlord to carry out works as specified therein. The said works were to be carried out and completed within 6 weeks from the date of service of the RSEO, which was effected on 31 May 2012.**

2. Following service of the Notice of Failure, a further re-inspection of the Property was carried out by the Surveyor Member of the Committee on 12 September 2013 who produced a report thereon, which is also referred to and the terms of which were considered by the Committee.
3. Copies of the re-inspection report were sent to the parties on 17 October 2013 for their comments. No response from either party had been received by the date of the Committee's re-consideration of the report.
4. In the absence of: any objection or representation by either party to the recommendation contained in the report and; any reason for not so doing, and notwithstanding that the works had not been carried out within the time limit specified in the RSEO, the Committee was satisfied that the specified works had been completed and determined to grant a Certificate of Completion to the effect of discharging the Order.
5. The decision of the Committee was unanimous.

Right of Appeal

A landlord or tenant has the right to appeal this decision 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.

D Preston
 Chairman

20-12-13 Date