

Certificate of completion of work

Issued by the Private Rented Housing Committee

Under section 60 of the Housing (Scotland) Act 2006

Re: Property at 1 Westfield Avenue, Dundee ("the Property") being All and Whole the eastmost basement house at 1 Westfield Avenue, Dundee, I, II and III referred to in Disposition to Francis Beattie recorded in the general Register of Sasines on 16 March 1961

The Parties:-

Miss Beverly Robertson, 1 Westfield Avenue, Dundee ("the Tenant")

Mrs I Ismail c/o Shampan Property, 4 Westfield Place, Dundee ("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 25 September 2008 and by Notice to Vary served on 30 January 2009 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 /6 December 2010 before this witness:-

M Smith

witness

Maxine Smith
Unit 3.5 The Granary Business Centre
Coal Road
Cupar, Fife
KY15 5YQ

Secretary

J Lea

chairman



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: prhp/DD1/44/08

Re: Property at 1 Westfield Avenue, Dundee ("the Property") being All and Whole the eastmost basement house at 1 Westfield Avenue, Dundee, I, II and III referred to in Disposition to Francis Beattie recorded in the general Register of Sasines on 16 March 1961

The Parties:-

Miss Beverly Robertson, 1 Westfield Avenue, Dundee ("the Tenant")

Mrs I Ismail c/o Shampun Property, 4 Westfield Place, Dundee ("the Landlord")

Statement of facts and reasons.

1. The Private Rented Housing Committee made a Repairing Standard Enforcement Order relative to the property which was served on 25 September 2008. On 26 January 2009, the Committee determined that the said Repairing Standard Enforcement Order be varied. At this stage, the Landlord had still not complied with the part of the Order requiring the Landlord to:-
 - Provide an Electrical Installation Test Certificate from an NIC/EIC Registered Electrician.
2. On 20 May 2009, the Private Rented Housing Committee determined that the Landlord had failed to comply with the Repairing Standard Enforcement Order as varied and proceeded to make a Rent Relief Order in terms of Section 27 of the Housing (Scotland) Act 2006. This was served on the Landlord on 27 May 2009.
3. On 2 August 2010, the Landlord sent in a Report from an electrician but the Report had the incorrect address and no details were provided by the Landlord in connection with the qualifications of the electrician who provided the Report. A letter was sent to the Landlord on 14 September 2010 asking that these two matters be addressed. No response was received and a reminder was sent on 12 October 2010.

4. On 30 November 2010, the Landlord provided a new Report which had the correct address of the property and did provide details of the electrician's qualifications.
5. In the circumstances the Committee decided that as at 30 November 2010 the Landlord had complied with all aspects of the Repairing Standard Enforcement Order and 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.

J Lea

SignedDate 16 December 2010
(J V Lea, Chairperson)