



**Certificate of completion of work**

**Issued by the Private Rented Housing Committee**

**Under section 60 of the Housing (Scotland) Act 2006**

prhp Ref: PRHP/RP/14/0141

Re: Property at 26 Woodburn Terrace, St Andrews, Fife, KY16 8BA ("the Property")

Title No: FFE15537

**The Parties:-**

MISS MORA SUMNER-WICHMANN formerly residing at 26 Woodburn Terrace, St Andrews, Fife, KY16 8BA ("the Tenant")

ALISTAIR GEORGE DAWSON and DR SUSAN DAWSON, Spouses residing together at 10 Berry Place, St Andrews, Fife ("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 served on 10 December 2014, as subsequently varied 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 and the preceding page are executed by Ewan Kenneth Miller, Solicitor, Whitehall House, 33 Yeaman Shore, Dundee, DD1 4BJ, Chairperson of the Private Rented Housing Committee at Dundee on 26/3/15 before this witness:-

**L. Johnston**

Witness

Lindsay Johnston  
Secretary  
Thorntons Law LLP  
Whitehall House  
33 Yeaman Shore  
Dundee  
DD1 4BJ

**E. Miller**

Chairman

Dundee

26/3/15

Confirmed a true and complete copy

Signed

[Signature]  
Notary Public



## Statement of decision of the Private Rented Housing Committee under the Housing (Scotland) Act 2006

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Re: 26 Woodburn Terrace, St Andrews, Fife, KY16 8BA ("the Property")

### The Parties:-

MISS MORA SUMNER-WICHMANN formerly residing at 26 Woodburn Terrace, St Andrews, Fife, KY16 8BA ("the Tenant")

ALISTAIR GEORGE DAWSON and DR SUSAN DAWSON, Spouses residing together at 10 Berry Place, St Andrews, Fife ("the Landlords")

### Decision

The Private Rented Housing Committee ("Committee"), having made such enquiries as was appropriate for the purposes of determining whether the Landlords had complied with the Repairing Standard Enforcement Order ("RSEO") in relation to the property concerned, and taking account of the subsequent inspection by the Committee, determined that the Landlords had now complied with the terms of RSEO and resolved to issue a Certificate of Completion in respect of the works required by the RSEO.

### Background

1. By way of a Decision dated 10 December 2014 the Committee had issued a determination that the Landlords had failed to comply with the duties imposed by Section 14 (1)(b) of the Housing (Scotland) Act 2006 ("the Act").
2. The Committee had placed an RSEO on the Property also dated 10 December 2014. The RSEO required the Landlords to:-
  - (a) replace the missing lightshades in the living room and main bedroom;
  - (b) provide a clear electrical installation condition report from a suitably qualified electrician showing no items requiring attention marked C1 or C2 on the said report;
  - (c) carry out such works of repair or replacement to the kitchen wall and to locate and repair the source of water penetration to the area. The Landlords will require to make good the said wall upon completion of the works and to redecorate as appropriate;
  - (d) repair the shed roof sufficient to render it properly wind and watertight;
  - (e) demolish or repair the greenhouse as the Landlords so elect;
3. On 5 February 2015 a re-inspection of the Property was carried out by Mr D Godfrey, Surveyor Member of the original Committee. The Surveyor Member reported that the lampshades in the lounge and main bedroom had been replaced. The leaking pipe work in the shower room had been repaired and the tiling replaced with wet-wall finish. The greenhouse had been removed and the shed roof had been repaired. An Electrical Installation Condition Report had also been produced that indicated that the electrical systems within the Property were satisfactory.

4. The Committee noted that the only area of work outstanding was the repair of some plaster work to the kitchen wall and the repainting of this. The Committee did note, however, that the primary issue of the leak from the shower room that was causing this, had been repaired. The Landlords produced a letter from the relevant tradesman confirming that the outstanding plaster/paint work was to be carried out the following day.
5. The Committee considered the position. The Committee was satisfied that all works had been carried out with the exception of the kitchen wall works. The Committee was satisfied that these works were in hand and that this was now a relatively minor issue. On that basis, the Committee saw no benefit in the RSEO being in place. The Property had undergone improvement and now met the repairing standard. Accordingly, the Committee resolved that the RSEO would be lifted and a Certificate of Completion discharging the RSEO under Section 60 of the Act would be granted.

**Decision**

6. The Decision of the Committee was unanimous.

**Right of Appeal**

7. **A Landlords or 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.**

**Effect of section 63**

8. 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.

Signed ..... **E. Miller**  
Chairperson

..... Date..... 26/3/15