



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/13/0033

Re : 107 Thornton Avenue, Bonnybridge, FK41AP

The Parties:-

Allison Lindsay formerly residing at 107 Thornton Avenue, Bonnybridge, FK4 1AP and now residing at 32 Lethem Terrace, Falkirk, FK2 8QR ("**the Tenant**")

And

Syed Nassis Abbas, 9 Holding, Kilsyth Road, Bonnybridge FK41HD ("**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 27 September 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 Paul Doyle, solicitor, 24 Haddington Place, Edinburgh, chairperson of the Private Rented Housing Committee at Edinburgh on 28th November 2013 before this witness:-

G Smith _____ witness **P Doyle** _____ chairman

Grace Smith
Secretary
24 Haddington Place
Edinburgh
EH7 4AF



**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 27th September 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 24th September 2013.
- (2) On 15th November 2013 the surveyor member of the Committee inspected the property again. The surveyor member note that

"Works in RSEO undertaken:

"The required RSEO work was noted, by the surveyor, to have been carried out at the time of the re-inspection.

"Works in RSEO outstanding:

"There was no evidence of outstanding work in this connection. No paperwork was available regarding the installation and the surveyor has assumed that the smoke detectors comply with current regulations."

- (3) The Committee are now satisfied that all outstanding works required by the repairing standard enforcement order had been carried out and that the repairing standard enforcement order has been complied with.
- (4) Accordingly the Committee decides to grant a certificate of completion.

(5) **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.**

(6) 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