



Certificate of completion of work

Issued by the Private Rented Housing Committee

Under section 60 of the Housing (Scotland) Act 2006

prhp Ref: RP/13/0077

Re : Property at 203L North High Street, Musselburgh, EH21 6AP ("the Property")

Title Number: MID37258

The Parties:-

Mr and Mrs Anthony Gorsek, 203L North High Street, Musselburgh, EH21 6AP ("the Tenants")

Mr and Mrs Nick Milne, care of The Property Letting Centre, 64 Newington Road, Edinburgh, EH9 1QM ("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 26 November 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 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 17 September 2014 before this witness:-

R Graham

witness

J Lea

chairman

Rachel Graham
Unit 3.5 The Granary Business Centre
Coal Road
Cupar, Fife
KY15 5YQ



**Statement of facts and reasons for
Decision to grant Certificate of completion of work
Under section 60 of the Housing (Scotland) Act 2006**

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Statement of facts and reasons.

Background

1. On 26 November 2013, the Private Rented Housing Committee issued a decision requiring the Landlords to comply with the Repairing Standard Enforcement Order made by the Committee on 25 November 2013.
2. On 3 March 2014 the surveyor member of the Committee re-inspected the property. The re-inspection was attended by the Tenant Mr Gorsek and the Landlords’ agent, Susanne Smith of Property Letting Centre.
3. The Landlords’ agent reported that Rowan Roofing and Painting Contractors had carried out work at the property 5 or 6 weeks previously. New gutters and outlet have been fitted on the easterly elevation and the guttering between the chimney and the downpipe has been renewed. The Landlords’ agent reported that she had attempted to obtain the consent of all owners in the block to a common repair, renewing all gutters but this had not been

possible. Consequently there is a joint evident in the gutters at the outlet. The surveyor member noted that in addition to the renewal of the guttering some new slates had been fitted adjacent to the new gutter and that the wall directly below the window had been pressure cleaned to eliminate moss growth above the window.

4. The surveyor member noted that the Tenant confirmed that the work had been carried out and that there had been no water penetration to the property since its completion. The surveyor member saw an invoice from the contractor evidencing the work that had taken place
5. The surveyor member was of the view that while the obligations of the Repairing Standard Enforcement Order had been partially discharged, it was not yet evident whether sufficient work had been carried out to prevent water penetration in the longer term.
6. The re-inspection report was served on both the Landlords and the Tenants. The Tenants responded advising that there was still a problem with water coming through at the same spot. The Landlords advised that on being notified of the continuing leak by the Tenants, the matter was investigated immediately and arrangements had been made to have the pointing work carried out.
7. The surveyor member re-inspected the property on 8 August 2014. Christine Gorsek, one of the Tenants was present and the Landlords' Agent, Suzanne Smith, was in attendance on behalf of the Landlords. The surveyor found no evidence of any new staining to internal finishes or recent water penetration. The Tenant confirmed that there had been no further problems. The Landlords' opinion was that in these circumstances no further re-pointing work was required.
8. In the whole circumstances, given the work that has been carried out and the fact that there appears to be no ongoing problem with water penetration, the Committee is satisfied that the terms of the Repairing Standard Enforcement Order have been met and accordingly 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

Signed Date 17 September 2014
(Judith V Lea, Chairperson)