



**DETERMINATION BY PRIVATE RENTED HOUSING COMMITTEE**

**STATEMENT OF DECISION OF THE PRIVATE RENTED HOUSING COMMITTEE  
UNDER SECTION 60  
OF THE HOUSING (SCOTLAND) ACT 2006**

**In connection with**

**Property at 71 Rowan Road, Inverness IV3 5RL (hereinafter referred to as  
“the House”)**

**Carlos Filipe De Carvalho, 71 Rowan Road, Inverness IV3 5RL (hereinafter  
referred to as “the Tenant”)**

**Frances June Center, 20 Cairngorm Avenue, Aviemore PH22 1RY and  
David John Cameron, Druminlochan, Feshiebridge, by Kinraig,  
Invernesshire PH21 1NQ, together trading as Cairngorm Homes  
(hereinafter referred to as “the Landlord”)**

**PRHP REFERENCE PRHP/RP/13/0193**

The Committee comprised the following members:

John McHugh, Chairperson  
Angus Anderson, Surveyor Member  
Mike Scott, Housing Member

**DECISION**

The Committee having carried out a further inspection of the House determined that the work required by the Repairing Standard Enforcement Order served on 14 May 2014 (“the RSEO”) had been completed and resolved to issue a Certificate of Completion of Work.

The decision of the Committee was unanimous.

## **Background**

The RSEO required the Landlord to complete the following work within 42 days of service of the RSEO:

- 1 To remove all mould in the House and redecorate the bathroom, kitchen, the hall and the bedroom.
- 2 To provide effective mechanical ventilation in the bathroom and the kitchen.
- 3 To ensure that all gutters and downpipes are in a reasonable state of repair and functioning properly.

## **Reasons for the Decision**

On 4 August 2014, the Surveyor Member of the Committee carried out a re-inspection of the House.

At the re-inspection it was observed that works have been done to the extractor fans and to the guttering and downpipes. Removal of mould and redecoration had taken place. The Tenant reported some ongoing issues with minor water dripping from the extractor fan in the kitchen but this was not observed on inspection and appears insignificant. It was noted that the Landlord has installed new windows and doors.

Accordingly, all works required by the RSEO have been completed.

## **Right of Appeal**

**Section 64 of the Act provides a right of appeal to a landlord or tenant aggrieved by a decision of a private rented housing committee. An appeal may be made to the Sheriff within 21 days of the Landlord or Tenant being informed of the decision.**

Where such an appeal is made, the effect of the decision and 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.

# **J McHugh**

John McHugh  
Chairperson

Date: 17 September 2014



**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//13/0193

Re : Property at ...71 Rowan Road, Inverness IV3 5RL  
..... ("the Property")

**ALL and WHOLE the subjects known as and forming 71 Rowan Road, Inverness IV3 5RL as more particularly described in Land Certificate Title Number INV18953.**

**The Parties:-**

**Frances June Center, 20 Cairngorm Avenue, Aviemore PH22 1RY and David John Cameron, Druminloch, Feshiebridge, by Kinraig, Invernesshire PH21 1NQ, together trading as Cairngorm Homes ("the Landlord")**

**Carlos Filipe De Carvalho, 71 Rowan Road, Inverness IV3 5RL ("the Tenant")**

**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 14 May 2014 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 John Miller McHugh, solicitor, 3 Ponton Street, Edinburgh, Chairperson of the Private Rented Housing Committee at Edinburgh on Seventeenth September 2014 before this witness:-

G McHugh \_\_\_\_\_ witness  
J McHugh \_\_\_\_\_ Chairman

\_\_\_\_\_ name in full  
3 PONTON ST \_\_\_\_\_ Address  
\_\_\_\_\_   
\_\_\_\_\_   
STATISTICIAN \_\_\_\_\_ Occupation