



Certificate of Completion of Work

Issued by the Private Rented Housing Committee

Under section 60 of the Housing (Scotland) Act 2006

2 Tougal, Morar, Mallaig PH40 4PD (hereinafter referred to as "the Property")

Mark Woodward, formerly of the property and now of Fois-a-Chridhe, Columba Road, Morar, Mallaig PH40 4PA (hereinafter referred to as "the Tenant")

and

Neil Riddell, formerly of 4 Stafford Street, Tain, IV19 1BP and now c/o 4 Hope Street, Greenock, Renfrewshire PA15 4AN (represented by Mr & Mrs Riddell, residing at 4 Hope Street aforesaid (hereinafter referred to as "the Landlord")

PRHP Reference: prhp/PH40/177/11

CERTIFICATE OF COMPLETION

The Private Rented Housing Committee hereby certifies that the work required by the **Repairing Standard Enforcement Order** relative to the Property dated 26 March 2012 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 are executed as follows:

D Preston
Chairman

SA Ross
Witness

5-12-13 Date of Signing

ASHLEY ROSS Name

Glasgow Place of Signing

EUROPA Address
BUILDING 450
ARGYLE ST.
GLASGOW



PRIVATE RENTED HOUSING COMMITTEE

STATEMENT OF DECISION OF THE PRIVATE RENTED HOUSING COMMITTEE UNDER SECTION 26(1)) OF THE PRIVATE RENTED HOUSING PANEL (APPLICATIONS AND DETERMINATIONS)(SCOTLAND) REGULATIONS 2007

In connection with

2 Tougal, Morar, Mallaig PH40 4PD (hereinafter referred to as "the Property")

Mark Woodward, formerly of the property and now of Fois-a-Chridhe, Columba Road, Morar, Mallaig PH40 4PA (hereinafter referred to as "the Tenant")

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Decision

The Committee, having made such enquiries as is fit for the purpose of determining whether the Landlord had complied with the Repairing Standard Enforcement Order (hereinafter referred to as "RSEO") dated 26 March 2012 in terms of section 26 (1) of the Housing (Scotland) Act 2006 (hereinafter referred to as "the Act") decided that the terms of the RSEO have been complied with and grants a Certificate of Completion to the effect of revoking and discharging the RSEO.

Background

- 1. Reference is made to the RSEO issued by the Committee dated 26 March 2012 which required the Landlord to carry out works as specified therein. The said works were to be carried out and completed within 6 months from the date of service of the RSEO.**
- 2. Following expiry of the said period of six months, a re-inspection of the property was carried out by the surveyor member and a report thereon dated 11 October 2012 was produced. It was apparent at the re-inspection that not all of work**

specified in the Repairing Standard Enforcement Order had been undertaken. However following assurances given by the Landlord and his contractor, the Committee issued a Direction dated 18 February 2013 which required the Landlord to lodge with the Committee receipted invoices in respect of the specified works.

3. The invoices lodged in response to the Direction did not specify the situation with regard to the adequacy of the heating in the bathroom and the Committee requested further evidence in that regard. The Committee was mindful of the fact that the current tenant in the property was not a party to the application as the applicant had vacated and the new tenancy had been granted prior to the original inspection by the Committee. Accordingly the Committee considered that it was unable to require the current tenant to provide it with information. However the Landlord was able to obtain confirmation from her that she was satisfied with the heating arrangements in the bathroom. The Committee had regard to the email from the current tenant with photographs attached dated 25 November 2013 which confirmed.
4. In the absence of any reason for not so doing, and notwithstanding that the works were not carried out within the time limit specified in the RSEO, the Committee was satisfied that the specified works had been completed and determined to grant a Certificate of Completion to the effect of discharging the Order.
5. The decision of the Committee was unanimous.

Right of Appeal

A landlord or tenant has the right to appeal this decision to the Sheriff by summary application within 21 days of being notified of that decision.

Effect of section 63

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.

D Preston
.....Chairman

5-12-13.....Date