



Certificate of completion of work

Issued by the Private Rented Housing Committee

Under section 60 of the Housing (Scotland) Act 2006

prhp Ref: PRHP/EH10/192&202/12

Re : Property at 27C Hartington Place, Edinburgh, EH10 4LF("the Property")

The Parties:-

EWAN DOWNIE c/o ALBA Residential Ltd, 21-23 Church Hill Place, Edinburgh EH10 4BE (represented by their agent, ALBA Residential Ltd, 21-23 Church Hill Place, Edinburgh EH10 4BE) ("the Landlord(s))"

Ms ANNIE CHEUNG, formerly residing at 27C Hartington Place, Edinburgh ("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 30th January 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 20th 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 30th January 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 30th January 2013.
- (2) On 6th November 2013 the surveyor member of the Committee inspected the property again. The surveyor member note that

"The required RSEO works appeared to have been carried out, as far as could be ascertained within the limitations of the re-inspection. Scaffolding was erected to the rear of the building but this was not accessed by the surveyor due to safety considerations. The roof and chimney stack have been visually inspected from within this attic flat, where possible, by opening windows together with an external examination from ground level.

"An estimate and specification, provided by Scott Bowie roofing contractors, has been made available to the committee. The total cost was £8,900. The landlord's solicitor has informed the Private Rented Housing Panel that the works have been completed.

"Damp meter readings were taken internally, which indicated some continuing dampness to walls and coombed ceilings in the bedrooms. It is assumed, by the surveyor, that this is a result of the natural drying out process and that the defects have been satisfactorily dealt with.

The electric heating was not in use during the re-inspection and this will prolong the drying out time, particularly during the winter season.

"The flat was noted to have been redecorated internally although further decorating may be required when the dampness has fully dried out.

"RSEO item (d) regarding the door entry phone system appeared to have been repaired at the date of the previous re-inspection on 7th May 2013"

- (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

20/11/2013