



Certificate of completion of work

Issued by the Private Rented Housing Committee

Under section 60 of the Housing (Scotland) Act 2006

PRHP REFERENCE PH7/197/12

Re: Property at 2 Academy Road, Crieff PH7 4AT being the subjects registered in the Land Register for Scotland under Title Number PTH 30291 (hereinafter referred to as "the house")

The Parties

Mr. Brian Docherty, formerly of 2 Academy Road, Crieff PH7 4AT ("the Tenant")

Mr. Duncan Deans Telfer, formerly of 2 Academy Road, Crieff PH7 4AT and now of Flat 4-9 The George Court, High Street, Portsmouth PO1 2NA (represented by Messrs Miller Hendry, Solicitors, 14 Comrie Street, Crieff PH7 4AZ) ("the Landlord)

CERTIFICATE OF COMPLETION

The Private Rented Housing Committee hereby certifies that the works, required by the **Repairing Standard Enforcement Order** relative to the house dated 24 April 2013, have been completed. Accordingly, the said Repairing Standard Enforcement Order relative to the house is discharged.

A landlord or 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 typewritten on this and the preceding page are executed by Mrs Aileen Margaret Devanny, Solicitor, Chairperson of the Private Rented Housing Committee at Glasgow on the Third day of December, Two Thousand and Thirteen before the undernoted witness

M McComiskie

.....

..MANDY M'COMISKIE

..OPERATIONS MANAGER

..450 ARGYLE STREET, GLASGOW

A Devanny



**STATEMENT OF DECISION OF THE PRIVATE RENTED HOUSING COMMITTEE
UNDER SECTION
26(1) OF THE HOUSING (SCOTLAND) ACT 2006**

In connection with

PRHP REFERENCE PH7/197/12

Re: Property at 2 Academy Road, Crieff PH7 4AT being the subjects registered in the Land Register for Scotland under Title Number PTH 30291 (hereinafter referred to as "the house")

The Parties

Mr. Brian Docherty, formerly of 2 Academy Road, Crieff PH7 4AT ("the Tenant")

Mr. Duncan Deans Telfer, formerly of 2 Academy Road, Crieff PH7 4AT and now of Flat 4-9 The George Court, High Street, Portsmouth PO1 2NA (represented by Messrs Miller Hendry, Solicitors, 14 Comrie Street, Crieff PH7 4AZ) ("the Landlord)

COMMITTEE: Mrs. Aileen Devanny (Chairperson); Mr. Robert Buchan (Surveyor Member); Mrs. Liz Dickson (Housing Member)

DECISION

The Private Rented Housing Committee ("the Committee"), having made such enquiries as is fit for the purposes of determining whether the Landlord has complied with the Repairing Standard Enforcement Order (hereinafter referred to as "the RSEO") in relation to the house concerned, and taking account of the findings at the inspection of the property on 21 November 2013, the Committee considered that the Landlord had satisfactorily completed the works detailed in the RSEO and decided to issue a certificate of completion of works in terms of Section 60 of the Act.

Background

1. Reference is made to the Determination of the Committee dated 12 April 2013 which

decided that the Landlord had failed to comply with the duty imposed by Section 14(1) (b) of the Act and the RSEO made by the Committee which required the Landlord to carry out works as specified therein, the said works to be carried out and completed within a period of 8 weeks from the date of service of the Notice of the RSEO. The Notice of the RSEO was executed on 24 April 2013 and was served on the Landlord on 25 April 2013.

2. The Committee considered the re-inspection report dated 21 November 2013, a copy of which is attached. The surveyor member was of the view that the dampness he observed was considerably less than before and consistent with the interior drying out in an old stone building. The Landlord indicated that the house continues to be heated and ventilated in order to continue to reduce the already low level damp. The Committee decided that it is appropriate to issue a Certificate of Completion in terms of Section 60 of the Act. The members of the Committee were unanimous in their decision.

A Devanny

Chairperson,
29 November 2013