



Certificate of completion of work

Issued by the Private Rented Housing Committee

Under section 60 of the Housing (Scotland) Act 2006

prhp Ref: PRHP/AB42/201/12

Re: Property at 6 Queens Road, Boddam near Peterhead, AB42 3AX ("the Property")

Title No: ABN108205

The Parties:-

ANNE ROBERTS residing at 5 Inchmore Gardens, Boddam, Peterhead and
ALEXANDER JAMES STEPHEN residing at Lauderdale, Rocksley Drive, Boddam,
Peterhead as Executors of Margaret Stephen ("the Landlords")

MR ALLISTER GRANT and MRS DAWN GRANT formerly residing at 6 Queens Road,
Boddam Peterhead, AB42 3AX ("the Tenants")

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 21 January 2013, as varied by Decision of 7 June 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 and the preceding page are executed by Ewan Kenneth Miller, Solicitor, Whitehall House, 33 Yeaman Shore, Dundee, DD1 4BJ, Chairperson of the Private Rented Housing Committee at Dundee on 11 October 2013 before this witness:-

L Johnston

Chairman

witness

E Miller

Lindsay Johnston
Secretary
Thorntons Law LLP
Whitehall House
33 Yeaman Shore
Dundee
DD1 4BJ



Statement of decision of the Private Rented Housing Committee under the Housing (Scotland) Act 2006

prhp Ref: PRHP/AB42/201/12

Re: Property at 6 Queens Road, Boddam near Peterhead, AB42 3AX ("the Property")

The Parties:-

MR ALLISTER GRANT and MRS DAWN GRANT formerly residing at 6 Queens Road, Boddam Peterhead, AB42 3AX ("the Tenants")

ANNE ROBERTS residing at 5 Inchmore Gardens, Boddam, Peterhead and ALEXANDER JAMES STEPHEN residing at Lauderdale, Rocksley Drive, Boddam, Peterhead as Executors of Margaret Stephen ("the Landlords")

Decision

The Private Rented Housing Committee, having made such enquiries as was appropriate for the purposes of determining whether the Landlords had complied with the Repairing Standard Enforcement Order ("RSEO") in relation to the Property concerned and taking account of the subsequent inspection by the Committee determined that the Landlords had now complied with the terms of the RSEO and resolved to issue a Certificate of Completion in respect of the works required by the RSEO.

Background

1. By way of a Decision dated 21 January 2013, the Private Rented Housing Committee had issued a determination that the Landlord had failed to comply with the duties imposed by Section 14(1)(b) of the Housing (Scotland) Act 2006 ("the Act").
2. The Committee had placed an RSEO on the Property also dated 21 January 2013. The RSEO required the Landlords to:-
 - a) carry out such works to the exterior of the Property as are necessary to render it properly wind and watertight.
 - b) Once the works referred to in (a) above have been carried out to the exterior, to carry out such works as are necessary to render the inside of the Property free and clear of damp and to carry out any redecoration required as a result of the works.
3. The original Decision of 21 January 2013 gave the Landlords 3 months to carry out the said works. The works were not completed within this timescale and the Landlords required further time. By virtue of a Decision dated 7 June 2013 the RSEO was varied to give the Landlords a further period of 3 months to complete the works.
4. A reinspection of the Property was carried out by the Surveyor Member of the original Committee on 17 and 26 September 2013. The Landlords letting agent and a local builder and Mr Alistair Grant of the Landlords were all present. The Tenant was not present having vacated the Property previously.

The Surveyor Member reported to the Committee that extensive works had been carried out to the exterior of the Property to ensure that water penetration ceased. Extensive works had been carried out internally to the majority of rooms within the Property to remove damp plasterboard, to replaster the rooms and to redecorate them. The Surveyor Member reported that all areas previously exhibiting high levels of damp were now clear. The Surveyor Member reported that, in his view, the work had been carried out carefully and well.

The Committee considered the results of the reinspection. The Committee were satisfied that all items under the RSEO had now been carried out. At the time of the original inspection the Property had displayed very high levels of damp and had been totally unsuitable to be let. The Property had undergone significant improvement and the Committee were satisfied that it now met the repairing standard. Accordingly the Committee resolved that the RSEO would be lifted and the Certificate of Completion discharging the RSEO under Section 60 of the Act would be granted.

Decision

5. The Committee determined to lift the RSEO and grant a Certificate of Completion.
6. The decision of the Committee was unanimous.

Right of Appeal

7. **A Landlords or Tenants 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.**

Effect of section 63

8. 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.

Signed **E Miller** Date 14/10/13
Chairperson