



Certificate of Completion of work

Issued by the Private Rented Housing Committee

Under section 60 of the Housing (Scotland) Act 2006

Re Milton Cottage, Dunscore, Dumfries, DG2 0UP ('the Property')

The Parties:-

Miss Jacqueline Andrews, Milton Cottage, Dunscore, Dumfries, DG2 0UP ('The Tenant')

GM Thomson & Co, Chartered Surveyors, 35 Buccleuch Street, Dumfries, acting for and duly authorised by Mrs E N Lukas Trust for Grandchildren ('The Landlords')

CERTIFICATE OF COMPLETION

The Private Rented Housing Committee hereby certifies that the work required by the **Repairing Standard Enforcement Order** relative to the Property has been completed.

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.

J Taylor

Signed..... Date 10th October 2013
Chairperson

S Inglis

..... Witness

Sylvia Inglis
65 High Street
Irvine
KA12 0AL



DETERMINATION BY PRIVATE RENTED HOUSING COMMITTEE

Statement relative to Certificate of Completion of work issued by the Private Rented Housing Committee under section 60 of the Housing (Scotland) Act 2006

Re Milton Cottage, Dunscore, Dumfries, DG2 0UP ('the Property')

The Parties:-

Miss Jacqueline Andrews, Milton Cottage, Dunscore, Dumfries, DG2 0UP ('The Tenant')

GM Thomson & Co, Chartered Surveyors, 35 Buccleuch Street, Dumfries, acting for
and duly authorised by Mrs E N Lukas Trust for Grandchildren ('The Landlords')

Decision

The Committee, having made such enquiries as it saw fit for the purposes of determining whether the Repairing Standard Enforcement Order relative to the Property should be varied in terms of Section 25 of the Housing (Scotland) Act 2006 agreed that the RSEO should be varied.

1. The RSEO relative to the Property, as varied on 3rd September 2013, required the Landlords to:-
 - (1) Investigate and repair the water ingress in the rear wall of the kitchen at the junction with the living room.
 - (2) Relocate the hot water control unit to ensure that it is easily accessible and capable of use.
 - (3) Remove the torn and slipped floor coverings.
2. In connection with the required works Carolyn Davies, for the landlords' agents GM Thomson & Co advised as follows:
 - 2.1 Water Ingress.

On 30th April 2013 she wrote to the Clerk of the PRHP explaining that the roof was inspected on 18th March 2013 in order for the roofing contractor to assess the cause of dampness and provide a quote for remedial work. She provided a copy of the quote from G & J Irving Limited for £1400 plus VAT and confirmed that the quote had been accepted. On 4th June 2013 she sent a further letter to the Clerk of the PRHP advising that the works had been completed as she provided a copy of the invoice.
 - 2.2 Relocation of Hot Water Control Unit.

In her letter of 30th April 2013 she explained that the Landlords had been provided with access on 18th March 2013 at which time the majority of the internal works were undertaken. She provided a copy of the invoice from Armstrong Joinery Products Limited dated 11th April 2013 for replacing a broken pane of glass and moving the water control time switch.
 - 2.3 Torn and Slipped Floor Coverings.

On 20th September 2013 she wrote to the Clerk of the PRHP enclosing photographs demonstrating that the bedroom carpet had been removed, the door plate had been fitted in the living room and a new carpet had been fitted to the first bedroom.

3. Consequently the Committee agreed that the works required by the RSEO had been completed and the appropriate Certificate of Completion in terms of Section 60 Housing (Scotland) Act 2006 should be issued.

Right of Appeal

4. **A landlord or 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.**

Effect of section 63

5. 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 **J Taylor** Date 10th October 2013
Chairperson 