



**Certificate of Completion of work under  
Section 60 of the Housing (Scotland) Act 2006**

**Issued by the Private Rented Housing Committee**

**Ref PRHP/RP/16/0233**

**23 Maree Place, Irvine, KA12 9PQ being the subjects registered in the Land Register of Scotland under Title Number AYR7825 ('the Property')**

**Rashid Abdool Peermamode and Tracy Olivia Peermamode, spouses, residing together at 15 Brookside, Hornchurch, Essex, RM11 2RR ('the Landlords')**

**Homesure Portfolio Management, 60 Kyle Street, Ayr, KA7 1RZ ('the Landlords' Representative')**

**Helen Kelly residing at 23 Maree Place, Irvine, KA12 9PQ ('the Tenant')**

**The Committee members are Jacqui Taylor (Chairperson) and Andrew Taylor (Surveyor Member).**

**CERTIFICATE OF COMPLETION**

The Private Rented Housing Committee hereby certifies that the works required by the **Repairing Standard Enforcement Order** ('RSEO') dated 26<sup>th</sup> September 2016, which required the Landlords to:-

*'1.1. Repair or replace the extract fan in the downstairs bathroom and on completion carry out a certificated electrical condition check (EICR) by a suitably qualified and registered SELECT or NICEIC electrical contractor. Provide a copy of the EICR to the PRHP Committee. The said EICR should confirm the correct operation of the fan.'*

*'1.2. Engage a suitably qualified television aerial engineer to inspect, test and, if necessary, repair or replace the TV aerial, cabling and outlet. Provide documentary evidence to the PRHP Committee that the entire aerial installation is fully functional and fit for purpose.'*

**Have 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.**

Where such an appeal is made, the effect of the variation is suspended until the appeal is abandoned or finally determined, and where the appeal is abandoned or finally determined by confirming the decision, the variation will be treated as having effect from the day on which the appeal is abandoned or so determined.

**In Witness whereof these presents are executed by Jacqui Taylor, Solicitor, Chairperson of the Private Rented Housing Committee at Irvine on November 2016 before the undernoted witness:**

**J Taylor**

Signed.....  
Chairperson

..... Date 29th November 2016

witness: Keirsten Byrne, 65, High Street, Irvine



## DETERMINATION BY PRIVATE RENTED HOUSING COMMITTEE

### Statement of Decision of the Private Rented Housing Committee under section 60 of the Housing (Scotland) Act 2006

Ref PRHP/RP/16/0233

**23 Maree Place, Irvine, KA12 9PQ being the subjects registered in the Land Register of Scotland under Title Number AYR7825 ('the Property')**

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**Homesure Portfolio Management, 60 Kyle Street, Ayr, KA7 1RZ ('the Landlords' Representative')**

**Helen Kelly residing at 23 Maree Place, Irvine, KA12 9PQ ('the Tenant')**

**The Committee members are Jacqui Taylor (Chairperson) and Andrew Taylor (Surveyor Member).**

#### **Background**

1. The Repairing Standard Enforcement Order ('RSEO') dated 26<sup>th</sup> September 2016 in respect of the Property required the Landlords to:-

*'1.1. Repair or replace the extract fan in the downstairs bathroom and on completion carry out a certificated electrical condition check (EICR) by a suitably qualified and registered SELECT or NICEIC electrical contractor. Provide a copy of the EICR to the PRHP Committee. The said EICR should confirm the correct operation of the fan.'*

*'1.2. Engage a suitably qualified television aerial engineer to inspect, test and, if necessary, repair or replace the TV aerial, cabling and outlet. Provide documentary evidence to the PRHP Committee that the entire aerial installation is fully functional and fit for purpose.'*

2. The Committee ordered that the works specified in the RSEO were to be carried out and completed by 31<sup>st</sup> October 2016.

3. On 2<sup>nd</sup> November 2016 the Landlords' Representative, Homesure Portfolio Management, sent to the PRHP Administration a compliant EICR certificate dated 18<sup>th</sup> October 2016. However the EICR did not detail the correct operation of the fan. They also sent an email from The Tradesmen Shop dated 13<sup>th</sup> October 2016 advising of acceptable aerial outputs for the rear lounge and bedroom 2 together with an invoice dated 13<sup>th</sup> October 2016 for testing the TV aerial signal output.

4. On 11<sup>th</sup> November 2016 Andrew Taylor, surveyor member of the Committee, carried out an inspection of the Property for the purpose of ascertaining if the required works had been completed. He found that works had been carried out to the TV aerial installation and the said evidence had been provided that the said installation was fully functional and fit for purpose. On 22<sup>nd</sup> November 2016 Homesure Portfolio Management sent a further email to the PRHP Administration providing pictorial and documentary evidence (in the form of an Invoice from Safety Test Scotland) dated 18<sup>th</sup> November that the extract fan in the downstairs bathroom had been replaced and was in proper working order.

The reinspection report dated 23<sup>rd</sup> November 2016 is annexed and executed as relative hereto.

#### **Decision and Reasons**

5. The Committee being satisfied that the works required in terms of the RSEO have been completed determined that the Landlords have fully complied with the RSEO and that the RSEO was revoked.

#### **Right of Appeal**

6. **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**

7. 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.

**J Taylor**

Signed .....  
Chairperson

Date: 29<sup>th</sup> November 2016

## **PRHP Re-Inspection Report**



**Property – 23 Maree Place, Irvine, KA12 9PQ**

**Reference- PRHP/RP/16/0233**

**Surveyor – Andrew Taylor, MRICS**

**Previous Inspections – Full Committee – 10.00am, 22nd September 2016**

**Re-inspection – 10.30am, 11<sup>th</sup> November 2016**

**Weather – Dry, overcast**

**In Attendance – Ms Catriona Lazenby, Letting Agent, Homesure Property Management.**

**Purpose of Re-inspection - To establish if the work required under the Repairs Standard Enforcement Order had been completed.**

**RSEO – In terms of the RSEO issued on 24<sup>th</sup> September 2016 the Landlord was required to carry out such work as was necessary to ensure that the house meets the repairing standard and in particular the following specific areas: -**

- (a) Repair or replace the extract fan in the downstairs bathroom and on completion carry out a certified electrical condition report (EICR) by a suitably qualified and registered SELECT or NICEIC electrical contractor. Provide a copy of the EICR to the PRHP Committee. The said EICR should confirm the operation of the fan.

- (b) Engage a suitably qualified television aerial engineer to inspect, test and, if necessary, repair or replace the TV aerial, cabling and outlet. Provide documentary evidence that the entire aerial installation is fully functional and fit for purpose.

#### **Works In RSEO Carried Out**

- (a) A valid EICR for the property has been provided. The EICR does not, however, detail the correct operation of the fan.
- (b) Works have been carried out to the TV aerial installation and evidence has been provided that the said installation is fully functional and fit for purpose.

#### **Works In RSEO Outstanding at Inspection**

- (a) Repair or replace the extract fan in the downstairs bathroom and provide evidence that the fan is operating correctly.

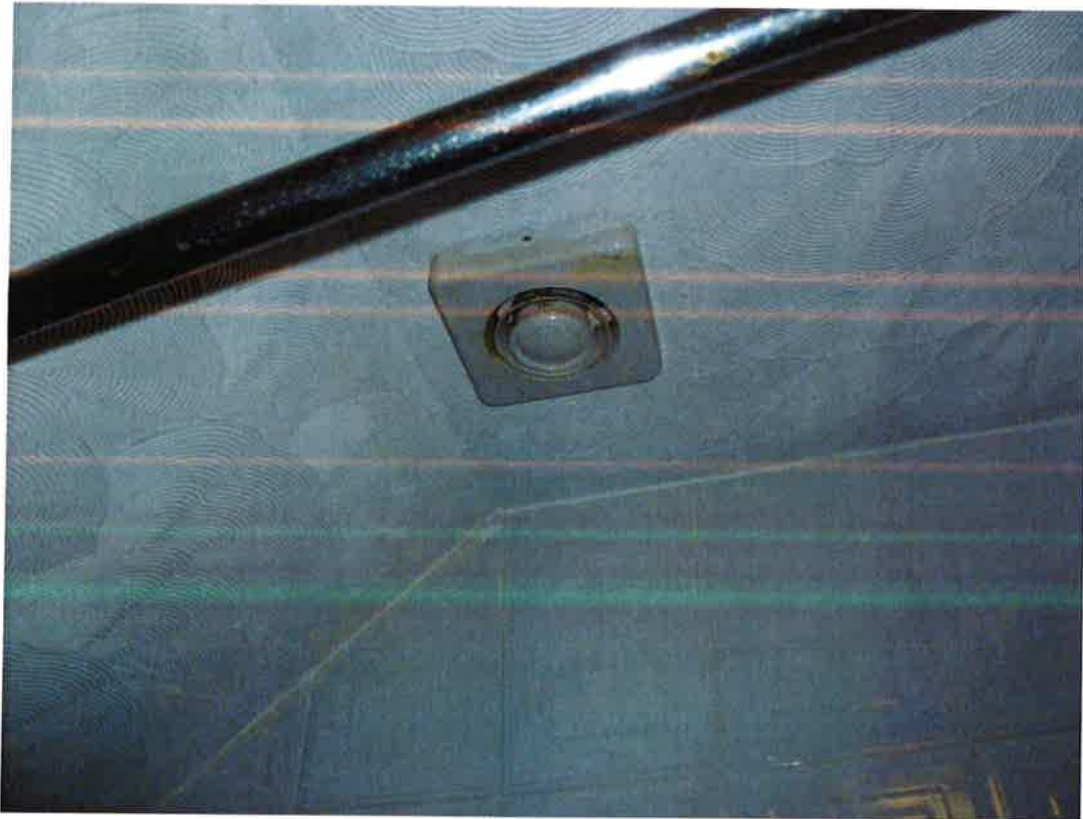
#### **Further Works and Information**

- (a) The landlord's agent, Homesure Property Management, provided pictorial and documentary evidence ( in the form of an Invoice from Safety Test Scotland) dated 18<sup>th</sup> November that the extract fan in the downstairs bathroom has now been replaced and is in proper working order.

## Photographs



TV Aerial renewed cable and outlet 11<sup>th</sup> November 2016



Down stairs toilet fan at re-inspection 11<sup>th</sup> November 2016

**Andrew Taylor MRICS**

**Surveyor Member, PRHP**

**23<sup>rd</sup> November 2016**