



Certificate of completion of work

Issued by the Private Rented Housing Committee

Under section 60 of the Housing (Scotland) Act 2006

prhp Ref: PRHP/RP/16/0005

Re: Property at Southmost First Floor Flat, 273 Hilltown, Dundee, DD3 7AP
("the Property")

Title No: ANG58944

The Parties:-

MR MOHAMMED KAMRUZ ZAMAN residing at 47 Park Road, Dundee, DD3 8LB ("the Landlord")

MR KEVIN MARNIE formerly residing at 273 Hilltown, Dundee, DD3 7AP ("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 7 April 2016 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 6 June 2016 before this witness:-

L Johnstone

witness

E Miller

Chairman

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/RP/16/0005

Re: Property at Southmost First Floor Flat, 273 Hilltown, Dundee, DD3 7AP
("the Property")

The Parties:-

MR KEVIN MARNIE formerly residing at 273 Hilltown, Dundee, DD3 7AP ("the Tenant")

MR MOHAMMED KAMRUZ ZAMAN residing at 47 Park Road, Dundee, DD3 8LB ("the Landlord")

Decision

The Private Rented Housing Committee, having made such enquiries as was appropriate for the purposes of determining whether the Landlord had complied with the Repairing Standard Enforcement Order ("RSEO") in relation to the Property concerned and taking account of the subsequent information supplied by the Landlord, determined that the Landlord 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 7 April 2016, 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 dated 7 April 2016. The RSEO required the Landlord:-
 - (a) to carry out such works of repair or replacement to the bedroom window as are required to allow it to both open properly on a tilt and turn basis as designed.
 - (b) To carry out such works of cleaning or replacement to the carpets within the Property sufficient to render them compliant with the repairing standard.
 - (c) To carry out such works as are necessary to prevent the ingress of water around the living room window area in the Property.
 - (d) To carry out such works as are necessary to repair or replace the sliding doors to the wardrobe within the bedroom of the Property.

The RSEO required the Landlord to carry out the works within a period of 28 days.

3. Subsequent to the issue of the Decision, the Landlord submitted various invoices and evidence showing he had carried out the works. The Landlord provided evidence that he had now obtained an EPC, he provided evidence that two smoke detectors and one heat detector had been fitted to the Property compliant with the current Regulations. An electrical installation report had been carried out and the fuse board had been replaced. A satisfactory electrical installation condition report was exhibited. The Landlord provided

evidence from a glazing company that the mechanism in the bedroom window had been repaired. Pictorial evidence was also provided confirming that this now opened properly on both a tilt and turn basis.

The Landlord provided pictorial evidence that the carpets had been cleaned to the requisite standard.

The Landlord provided pictorial evidence showing that the sliding doors in the bedroom had been reinstated.

The Landlord also provided pictorial evidence that the ingress of water had been addressed and produced invoices confirming that repairs to the gutter and area around the lounge window had been carried out.

4. The Committee comprising Mr E K Miller (Chairman and Legal Member) and Mr H Maclean (Surveyor Member) considered matters. They considered that the pictorial evidence, the evidence of invoices produced by the Landlord and the electrical installation condition report were sufficient to prove that compliance had been achieved. The Landlord had clearly grasped the importance of complying with the repairing standard and had acted promptly to achieve compliance. The Committee was satisfied that all the issues requiring to be addressed by the Landlord had been dealt with. Accordingly the Committee was satisfied that the RSEO should be lifted and a Certificate of Completion discharging the RSEO under Section 60 of the Act would be granted.

Decision

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

Right of Appeal

7. **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

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.

E Miller

Signed Date 6/6/16
Chairperson