



Certificate of completion of work

Issued by the Private Rented Housing Committee

Under section 60 of the Housing (Scotland) Act 2006

prhp Ref: PRHP/ AB43/27/13

Re : Property at14a Kirk Brae, Fraserburgh AB43 9BY
..... ("the Property")

ALL and WHOLE the subjects known as and forming more particularly
described in Land Certificate Number ABN37157.

The Parties:-

Swithrow 17 Limited, Kinbog Steading, Kinbog, Fraserburgh AB43 8UB ("the
Landlord")

Andzelika Lazarek, formerly of 14a Kirk Brae, Fraserburgh AB43 9BY ("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 18
February 2014 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 are executed by John Miller McHugh, solicitor, 65 Haymarket
Terrace, Edinburgh, Chairperson of the Private Rented Housing Committee at Edinburgh on 26
October 2015 before this witness:-

Nicola Caldwell witness

J McHugh Chairman

NICOLA CALDWELL name in full

65 HAYMARKET TERRACE Address

EDINBURGH

STATISTICIAN Occupation



DETERMINATION BY PRIVATE RENTED HOUSING COMMITTEE

**STATEMENT OF DECISION OF THE PRIVATE RENTED HOUSING COMMITTEE
UNDER SECTION 60
OF THE HOUSING (SCOTLAND) ACT 2006**

In connection with

**Property at 14a Kirk Brae, Fraserburgh AB43 9BY (hereinafter referred to
as “the House”)**

**Andzelika Lazarek, formerly of 14a Kirk Brae, Fraserburgh AB43 9BY
(hereinafter referred to as “the Tenant”)**

**Swithrow 17 Limited, Kinbog Steading, Kinbog, Fraserburgh AB43 8UB
(hereinafter referred to as “the Landlord”)**

PRHP REFERENCE PRHP/AB43/27/13

The Committee comprised the following members:

John McHugh, Chairperson
John Wolstencroft, Housing Member
David Godfrey, Surveyor Member

DECISION

The Committee having carried out a further inspection of the House determined that the work required by the Repairing Standard Enforcement Order served on 18 February 2014 (“the RSEO”) had been completed and resolved to issue a Certificate of Completion of Work.

The decision of the Committee was unanimous.

Background

The RSEO required the Landlord to complete the following work within three months of service of the RSEO:

- 1 To render the House reasonably free from penetrating dampness.
- 2 To provide ventilation to the House by installing reasonably adequate mechanical ventilation in the kitchen and the bathroom and by installing trickle vents in all windows in the House.

Reasons for the Decision

On 30 September 2015, the Committee carried out a re-inspection of the House.

At the re-inspection it was noted:

The front rhones have been cleaned however the front downpipe is rusted with damp staining visible to the stonework adjacent.

Trickle vents have been installed in the windows.

Staining visible to stonework where parapet gutter discharges however this appears to be historic.

The rear rhones have been cleaned.

A mechanical vent has been installed in the Kitchen.

A mechanical vent has been installed in the Bathroom.

The condensation mould evident within the property as shown in the photographs provided by the tenant in support of her application has been removed.

The House was found to be reasonably free of penetrating dampness.

Accordingly, all works required by the RSEO have been completed.

Right of Appeal

Section 64 of the Act provides a right of appeal to a landlord or tenant aggrieved by a decision of a private rented housing committee. An appeal may be made to the Sheriff within 21 days of the Landlord or Tenant being informed of the decision.

Where such an appeal is made, the effect of the decision and 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 McHugh

John McHugh
Chairperson

Date: 26 October 2015