



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/14/0140

Property at: 27 Barntongate Terrace, Edinburgh, EH4 8BT ("the property")

The Parties

Jonathan Downey and Mrs Helen Downey, spouses residing together at 27 Barntongate Terrace, Edinburgh, EH4 8BT ("the tenants")

And

Andreas Peat and Joy Claireaux, 49 Hoseasons Gardens, Edinburgh, EH4 7HA ("the landlord")

NOTICE TO Andreas Peat and Joy Claireaux, 49 Hoseasons Gardens, Edinburgh, EH4 7HA ("the landlord")

CERTIFICATE OF COMPLETION

The Private Rented Housing Committee hereby certifies that the work required by the **Repairing Standard Enforcement Order** relative to the Property dated 25 September 2014 and served on 30 September 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 type written on this page are executed by Paul Doyle, solicitor, 24 Haddington Place, Edinburgh, chairperson of the Private Rented Housing Committee at Edinburgh on 12 November 2016 before this witness:-

J Doyle

witness

Joseph Doyle
24 Haddington Place, Edinburgh

P Doyle __ chairman

Notice of a decision to Revoke

A Rent Relief Order

Ordered by the Private Rented Housing Committee

PRHP Ref: PRHP/RP/14/0140

Property at: 27 Barntongate Terrace, Edinburgh, EH4 8BT ("the property")

The Parties

Jonathan Downey and Mrs Helen Downey, spouses residing together at 27 Barntongate Terrace, Edinburgh, EH4 8BT ("the tenants")

And

Andreas Peat and Joy Claireaux, 49 Hoseasons Gardens, Edinburgh, EH4 7HA ("the landlord")

The Private Rented Housing Committee having determined on 12 November 2016 that the work required by the **Repairing Standard Enforcement Order** relative to the Property served on 30 September 2014 has been satisfactorily completed, determines that the **Rent Relief Order dated 25 February 2015 and served on 31 March 2015** is hereby revoked with effect from the date of service of this Notice.

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 revocation is suspended until the appeal is abandoned or finally determined, and where the appeal is abandoned or finally determined by confirming the decision, the revocation will be treated as having effect from the day on which the appeal is abandoned or so determined.

In witness whereof these presents type written on this page are executed by Paul Doyle, solicitor, 24 Haddington Place, Edinburgh, chairperson of the Private Rented Housing Committee at Edinburgh on 12 November 2016 before this witness:-

J Doyle _ witness **P Doyle** _ chairman

Joseph Doyle
24 Haddington Place, Edinburgh



**Statement of facts and reasons for
Decision to Revoke a Rent Relief Order
Under of the Housing
(Scotland) Act 2006**

PRHP Ref: PRHP/RP/14/0140

Property at: 27 Barntongate Terrace, Edinburgh, EH4 8BT ("the property")

The Parties

Jonathan Downey and Mrs Helen Downey, spouses residing together at 27 Barntongate Terrace, Edinburgh, EH4 8BT ("the tenants")

And

Andreas Peat and Joy Claireaux, 49 Hoseasons Gardens, Edinburgh, EH4 7HA ("the landlord")

STATEMENT OF FACTS & REASONS.

1. On 25 September 2014 a Private Rented Housing Committee issued a decision requiring the Landlord to comply with the Repairing Standard Enforcement Order (RSEO) made by the Committee on 25 September 2016. The RSEO required the landlord to

(i) Repair or replace the central heating boiler within this property and

(ii) Thereafter, to obtain and deliver a gas safety certificate to the Private Rented Housing Panel, 450 Argyle St, Glasgow, G2 8LH,.

All within 6 weeks of service of the RSEO.

2. On 11 November 2014 the landlord wrote to the PRHP conceding that the works required by the RSEO had not been carried out. On 25 February 2015 the Committee made a rent relief order.

3. On 7th November 2016 Committee members re-inspected the property at 10am. A hearing took place at George House, George Street, Edinburgh at 11.30am on 7th November 2016. The landlord (Mr A Peat) was present at both the inspection and the hearing. The tenant vacated the property some time ago.

4. At inspection, Committee members could see that a new Alpha gas boiler has been fitted in the kitchen, replacing the defective gas boiler seen by committee members at inspection in August 2014. Committee members touched radiators within the house and found that they were hot. Committee members turned on a hot water tap, from

which hot water flowed. Committee members could see and hear the gas boiler responding to provide hot water.

5. The committee members have seen a satisfactory Gas Safety Record dated 7 November 2016.

6. In the circumstances the committee is satisfied that all works required by the repairing standard enforcement order have been carried out satisfactorily. Accordingly, the Committee decided to grant a certificate of completion.

7. As the Committee have granted a certificate of completion in terms of s.60 of the Housing (Scotland) Act 2006, the Rent Relief Order made on <> February 2015 can no longer stand. The Committee therefore issue a certificate of revocation of the Rent Relief Order.

8. A Landlord or a 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.

9. Where such an appeal is made the effect of the decision and the certificate are suspended until the Appeal is abandoned or finally determined. Where the Appeal is abandoned or finally determined by confirming the decision, the decision and the certificate are to be treated as having effect from the day on which the Appeal is abandoned or so determined.

Signed: **P Doyle**
Paul Doyle, Chairperson 