



**Certificate of Completion of Work
Issued by the Private Rented Housing Committee
Under Section 60 of the Housing (Scotland) Act 2006**

prhp ref: RP/15/0179

Re Gun Cottage, Midfearn, Ardgay, Sutherland, IV 24 3DL as described within
this Order ('the Property')

The Parties:-

Mrs Rosalie Webber (previously erroneously stated to be Webster), residing at
the Property ('The Tenant')

Mr Charles Weston Brooke, residing Midfearn Lodge, Ardgay, Sutherland, IV24
3DL as agent for his son John Weston Brooke ('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 20th October 2015 has been completed. Accordingly the said Repairing Standard Enforcement order relative to the Property has been discharged.

The property is **All and Whole ALL and WHOLE** the subjects known as and forming **Gun Cottage** comprising (One) the subjects more particularly described in, disposed by and shown delineated in red on the plan labelled "**Gun Cottage Plan**" annexed and signed as relative to Disposition by Charles Weston Brooke in favour of Mrs Tanya Elizabeth Brooke dated 27th August and recorded in the Division of the General Register of Sasines applicable to the County of Ross and Cromarty on 5th October both in the months 2012 (a one half pro indiviso share) and (Two) the subjects more particularly described in, disposed by and shown delineated in red on the plan labelled "**Gun Cottage Plan**" annexed and signed as relative to the Disposition by Charles Weston Brooke in favour of the Trustees of Charles Weston Brooke dated 7th August and recorded in the said Division of the General Register of Sasines on 11th October both months in the year 2012 (a one half pro indiviso share) .

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 Martin Joseph McAllister, Chairman at Saltcoats on 3rd February 2016 before Kirsty McDonald, solicitor, 51 Hamilton Street, Saltcoats.

Martin McAllister

Chairman

Kirsty McDonald

Witness



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

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Re Gun Cottage, Midfearn, Ardgay, Sutherland, IV 24 3DL as described within this Order ('the Property')

The Parties:-

Mrs Rosalie Webber (previously erroneously stated to be Webster), residing at the Property ('The Tenant')

Mr Charles Weston Brooke, residing Midfearn Lodge, Ardgay, Sutherland, IV24 3DL as agent for his son John Weston Brooke ('The Landlord')

Background

1. On 20th October 2015 the Private Rented Housing Committee ('the Committee') issued a Repairing Standard Enforcement Order ('RSEO') in respect of the Property. The members of the Committee were Martin McAllister (Chairperson), Mark Andrew (Surveyor Member) and Ahsan Khan (Housing Member).
2. The Property is **All and Whole ALL and WHOLE** the subjects known as and forming Gun Cottage comprising (One) the subjects more particularly described in, disposed by and shown delineated in red on the plan labelled "Gun Cottage Plan" annexed and signed as relative to Disposition by Charles Weston Brooke in favour of Mrs Tanya Elizabeth Brooke dated 27th August and recorded in the Division of the General Register of Sasines applicable to the County of Ross and Cromarty on 5th October both in the months 2012 (a one half pro indiviso share) and (Two) the subjects more particularly described in, disposed by and shown delineated in red on the plan labelled " Gun Cottage Plan" annexed and signed as relative to the Disposition by Charles Weston Brooke in favour of the Trustees of Charles Weston Brooke dated 7th August and recorded in the said Division of the General Register of Sasines on 11th October both months in the year 2012 (a one half pro indiviso share) .
3. The RSEO was in the following terms:-

One) The Landlord is to repair or replace the window in the principal bedroom to ensure that the window closes effectively and is wind and watertight.

(Section 13(1) (c) of the Act).

(Two) The Landlord is to install appropriate heat and smoke alarms to comply with the requirements of the revised Domestic Technical Handbook issued by Scottish Government's Building Standards Division (Technical Handbooks 2013:- Domestic-Fire)
(Section 13(1) (f) of the Act).

(Three) The Landlord is to obtain advice from a suitably qualified and experienced damp specialist to investigate the cause of dampness and act on the recommendations to carry out necessary works to rectify the dampness.
(Section 13(1) (c) of the Act).

The committee determined that the repairing standard enforcement required to be complied with by 15th December 2015.

4. On 17th December 2015 the Surveyor Member of the Committee inspected the property and found that all works required by the Repairing Standard Enforcement Order had been completed in a satisfactory manner. A copy of the reinspection report is attached hereto.
5. The landlord and tenant agreed with the findings of the surveyor member.
6. Thereafter the Committee considered whether or not it was appropriate to find that 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. It agreed that it should do so.

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.

Signed **Martin McAllister**Date
Chairperson

3/2/16



*This is the
reinspection report
referred to in Determination
of 1/2/16
MHT*

**Private Rented Housing Panel (prhp)
Re-inspection report**

Date of inspection: 17th December 2015

Reference Number: RP/15/0179

Property: Gun Cottage, Midfearn, Ardgay, Sutherland, IV24 3DL

Surveyor: M H T Andrew FRICS

Access: Tenant Mrs Rosalie Webber

In attendance: Landlord Charles Weston Brooke, Landlord's Agent G Robertson, Tenant's Agent B Smith (of CAB)

Repairing Standard Enforcement Order (RSEO) dated 20th October 2015



Photograph of property on 6th October 2015

Works required by the RSEO:

1. To repair or replace the window in the principal bedroom to ensure the window closes effectively and is wind and watertight
2. The Landlord is to install appropriate heat and smoke alarms to comply with the revised Domestic Technical Handbook issued by Scottish Government's Building Standards Division (Technical Handbooks 2013:- Domestic Fire)
3. The Landlord is to obtain advice from a suitably qualified and experienced damp specialist to investigate the cause of dampness and act on the recommendations to carry out necessary works to rectify the dampness.

Works in the RSEO undertaken:

1. The window has been repaired and now closes properly without difficulty.
2. The Landlord has installed alarms in the kitchen (heat and CO), Living Room (Smoke and CO), Ground floor corridor to stores (Smoke), and 3 alarms in the 1st floor landing and bedroom corridors (Smoke).
3. The Landlord obtained advice and has followed the advice by removing the ivy from the external wall, overhauling the gutter and downpipe, treating the internal surface of the wall with PVA and painting over it. The surveyor checked the moisture on the internal wall and found that this was largely within normal acceptable levels.

The tenant, Mrs Webber, and her Agent Mr Smith expressed their satisfaction with the work carried out by the landlord

Outstanding works: None

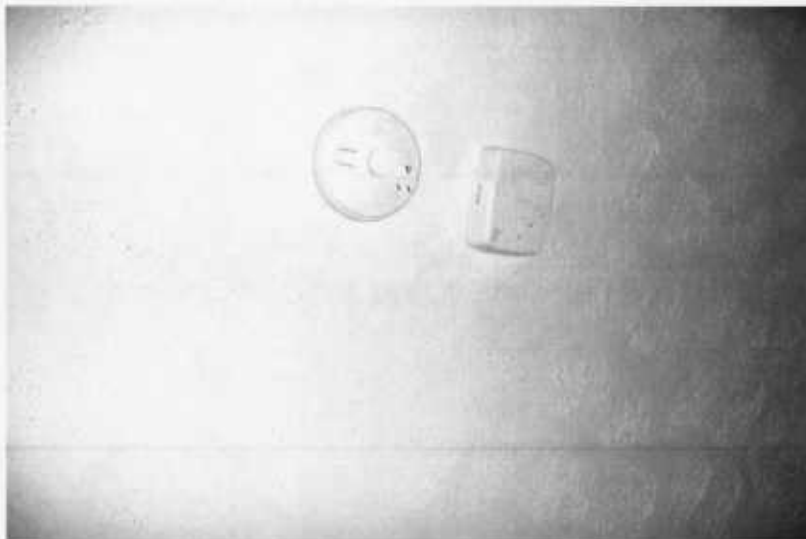
Photographs were taken on the day of inspection and are attached.

M H T Andrew FRICS

Date of report: 19th December 2015



Bedroom Window



Alarms in kitchen



External wall