



## **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/15/0184**

**Re : Property at 15 Redbrae Avenue, Bo'ness EH51 9TN  
..... ("the Property")**

**ALL and WHOLE the subjects known as and forming 15 Redbrae Avenue, Bo'ness EH51 9TN more particularly described in Land Certificate Number WLN 42556.**

### **The Parties:-**

**Kunal Puri, 31 Lockhart Avenue, Oxley Park, Milton Keynes MK4 4TY ("the Landlord")**

**Samantha Jane Hall, Anthony John Hall, Dean Sedgman and Judith Elizabeth Hall, all formerly of 15 Redbrae Avenue, Bo'ness EH51 9TN ("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 dated 12 October 2015 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 John Miller McHugh, solicitor, 65 Haymarket Terrace, Edinburgh, Chairperson of the Private Rented Housing Committee at Edinburgh on the Nineteenth day of August 2016 before this witness:-

**G McHugh** \_ witness

**J McHugh** \_ Chairman

GILLIAN MCHUGH name in full

65 HAYMARKET TERRACE Address

EDINBURGH

EH12 5HD



**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 15 Redbrae Avenue, Bo'ness EH51 9TN (hereinafter referred  
to as "the House")

Samantha Jane Hall, Anthony John Hall, Dean Sedgman and Judith  
Elizabeth Hall, all formerly of 15 Redbrae Avenue, Bo'ness EH51 9TN  
(hereinafter referred to as "the Tenant")

Kunal Puri, 31 Lockhart Avenue, Oxley Park, Milton Keynes MK4 4TY  
(hereinafter referred to as "the Landlord")

**PRHP REFERENCE PRHP/RP/15/0184**

The Committee comprised the following members:

John McHugh, Chairperson  
Mike Links, 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 dated 12 October 2015 (as later amended) ("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:

To carry out repairs to the render of the front porch walls such that the walls are rendered or roughcast in such a way as to provide a reasonably sound and weatherproof surface reasonably free from cracking and peeling sections

### **Reasons for the Decision**

On 19 August 2016, the Surveyor Member of the Committee carried out a re-inspection of the House.

At the re-inspection the works required by the RSEO were found to 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: 19 August 2016