

Ref: PRHP/RP/16/0066



CERTIFICATE OF COMPLETION OF WORK
ISSUED BY THE PRIVATE RENTED HOUSING COMMITTEE
UNDER SECTION 60 OF THE HOUSING (SCOTLAND) ACT 2006

**Re: Property at 170 Lochee Road, Dundee, DD2 2NH registered in the name of the
Landlord on 13 May 2015 in the Land Register under Title Number ANG66073
("the House")**

The parties:-

Mr Ross Alexander McLellan residing at the House ("the former Tenant")

and

**John Street (Scotland) Ltd, c/o Carling & Co Ltd, 1 Faraday Court, Dundee, DD2
3UD ("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 House served following a decision of the Committee on 24 May 2016 has been completed. Accordingly, the said Repairing Standard Enforcement Notice relative to the House has been discharged.

A landlord or tenant aggrieved by this decision of the Private Rented Housing Committee may appeal to the Sheriff by way of 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 Maurice O'Carroll, Advocate, Advocates Library, Parliament House, Edinburgh EH1 1RF, Chairman of the Private Rented Housing Committee at Edinburgh on 23 November 2016 before this witness.

M O'Carroll

Signed
Maurice O'Carroll, Chairperson

Date: 23 November 2016

J McAnulty

..... witness:

JULIE MCANULTY Name of witness

CASEWORKER Occupation

EUROPA BUILDING Address
450 ARGYLE STREET
GLASGOW G2 8LU



Statement relative to the Certificate of Completion

Issued by the Private Rented Housing Committee

Re: Property at Flat 2R, 170 Lochee Road, Dundee, DD2 2NH as more fully described in the relative Notice ("the House")

Case Ref: PRHP/RP/16/0066

The Parties:-

Application received from Mr Ross Alexander McLellan ("the former Tenant")

John Street (Scotland) Ltd, as designated above ("the Landlord")

Committee:

Mr Maurice O'Carroll (Chairperson)

Mr Ian Murning (Surveyor Member)

Decision

The Committee having made such enquiries as was appropriate for the purposes of determining whether the Landlords had complied with the Repairing Standard Enforcement Order ("RSEO") relative to the House and taking into account subsequent inspections by the surveyor member and the Committee, 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.

1. By decision dated 24 May 2016, the Private Rented Housing Committee 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. Immediately following that decision, the Committee issued an RSEO. The RSEO required the Landlord to:

1. To comply with Scottish Government Statutory Guidance on the provision of smoke alarms as set out at www.prhpscotland.gov.uk and in particular to carry out the following:
 - a. install a mains operated smoke alarm within the living room of the House
 - b. install a mains operated heat detector within the kitchen of the House, and
 - c. Ensure that the smoke detectors in the hallway and living room and the heat detector in the kitchen are interlinked as described in the said guidance.
 2. To repair the guttering to the rear of the tenement block above the kitchen of the House.
 3. To eliminate the mould within the House as narrated in the said decision and to eradicate the condensation occurring within the House.
 4. To repair or replace the washing machine and oven within the House.
3. The RSEO allowed the Landlord a period of two calendar months to complete the works required.
4. A re-inspection carried out by the surveyor member on 16 August 2016 revealed that all of the works had been carried out with the exception of requirement 2 in relation to the guttering to the rear of the House. Further time was permitted to the Landlord to attempt to locate other owners within the tenement block in order to effect a common repair.
5. The surveyor member carried out a further re-inspection of the House on 18 November 2016. He found that all of the necessary works pursuant to the requirements of the RSEO had been carried out. No works remain outstanding. A copy of the surveyor member's report and photographs are attached to this decision.

Decision

6. The Committee's decision was therefore to discharge the RSEO and to grant this Certificate of Completion in terms of section 60 of the Act. That decision was unanimous.

Right of Appeal

7. A landlord or tenant aggrieved by this decision of the Private Rented Housing Committee may appeal to the Sheriff by way of summary application within 21 days of being notified of that decision.

Effect of section 63 of the 2006 Act

8. 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.

M O'Carroll

Chairperson
Private Rented Housing Committee

Date: 23 November 2016

Flat 2R 170 Lochee Road Dundee DD2 2NH

Photos from inspection

PRHP/RP/16/0066

18th November 2016

Surveyor Ian H Murning TD

18/11/2016

1

170 Communal Access Door to Close



18/11/2016

2

Front Elevation



18/11/2016

3

Front Elevation - Close up



18/11/2016

4

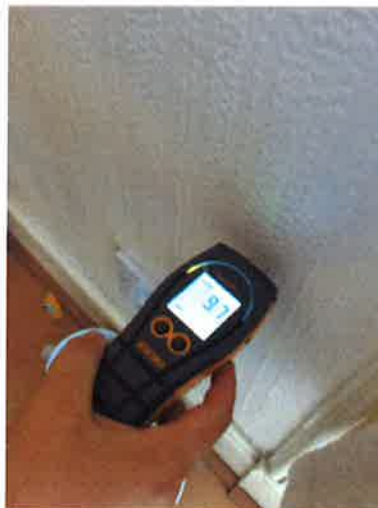
Rear Gutter Joint - Repaired



18/11/2016

5

Protimeter Reading 1



18/11/2016

6

Protimeter Reading 2



18/11/2016

7

Protimeter Reading 3



18/11/2016

8

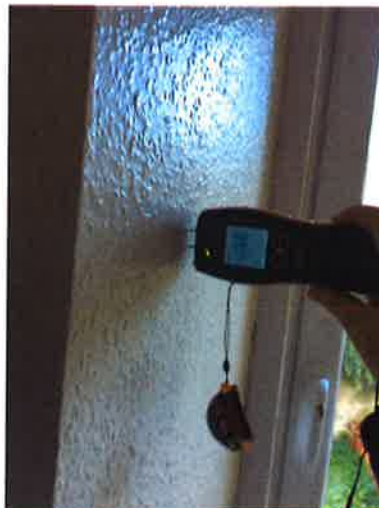
Protimeter Reading 4



18/11/2016

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Protimeter Reading 5



18/11/2016

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