



Certificate of Completion of Work

Issued by the Private Rented Housing Committee

Under Section 60 of the Housing (Scotland) Act 2006

Reference Number: PRHP/RP/16/0224

Re: Property known as ALL and WHOLE the dwelling house known as and forming 101 Angus Road, Scone, Perth, PH2 6RD, all as more particularly described in the Disposition to Jean Christie recorded in the General Register of Sasines on 17 July 1954 (hereinafter referred to as "the property").

The Parties:-

Mr Douglas Gillespie and Mrs Alison Gillespie ("the Tenants")

Mr. David Clark Graham Anderson, Newton Gray Farm, Abernyte, Inchtute, Perth, PH14 9SY ("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 4 September 2016 has been completed. Accordingly, the said Repairing Standard Enforcement Order relative to the property has been discharged.

A landlord or 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 typewritten in this page are executed by Patricia Anne Pryce, solicitor, Europa House, 450 Argyle Street, Glasgow, chairperson of the Private Rented Housing Committee at Glasgow on 14 November 2016 before this witness:-

P. Pryce

Chairperson

Witness

Name *GARY COSICK*

Address *PRHP, EUROPA BUILDING, ARGYLE ST*

Occupation *CASEWORKER*



Statement of Decision of the Private Rented Housing Committee

Under Section 60 (5) of the Housing (Scotland) Act 2006

Reference Number: PRHP/RP/15/0248

Re: Property at 101 Angus Road, Scone, Perth, PH2 6RD ("the Property ")

The Parties:-

Mr Douglas Gillespie and Mrs Alison Gillespie ("the Tenants")

Mr. David Clark Graham Anderson, Newton Gray Farm, Abernyte, Inchtute, Perth, PH14 9SY ("the Landlord")

The Committee comprised:-

Patricia Anne Pryce	-	Chairperson
Robert Buchan	-	Surveyor Member

Decision

The Committee, having made such enquiries as they saw fit for the purposes of determining whether the Landlord had complied with the Repairing Standard Enforcement Order dated 4 September 2016 in respect of the property, and taking account of the subsequent inspection of the property on 21 October 2016 together with subsequent written information provided by the Landlord, determined that the Landlord has complied with the terms of the said Repairing Standard Enforcement Order and so the Committee resolved to issue a Certificate of Completion in respect of the works required by the said Repairing Standard Enforcement Order.

Background

1. On 4 September 2016, the Private Rented Housing Committee ("the Committee") issued a determination which stated that the Landlord had failed to comply with the duties imposed by Section 14 (1)(b) of the

Housing (Scotland) Act 2006 (“the Act”). On the same date, the Committee issued a Repairing Standard Enforcement Order (“RSEO”) in respect of the property.

2. The RSEO made by the Committee required the Landlord to:-

- (a) To repair or replace the front doorstep to ensure that it is reasonably fit for human habitation, in a reasonable state of repair and in proper working order.
- (b) To repair or replace the gutters to ensure that they are in a reasonable state of repair and in proper working order.
- (c) To repair or replace the slates on the roof to ensure that they are in a reasonable state of repair and in proper working order and to provide written confirmation that this work has been undertaken satisfactorily.
- (d) To instruct a drainage contractor to carry out a full inspection of the drains and to carry out such works that are necessary to ensure that the drains are in a reasonable state of repair and in proper working order and to provide written confirmation that this work has been undertaken satisfactorily.
- (e) To repair or replace the loose and uneven flooring to ensure that it is in a reasonable state of repair and in proper working order.
- (f) To carry out external decoration of the recently repaired woodwork of the conservatory.
- (g) To carry out all works identified as C1 and C2 classifications within the EICR and to provide a further report from a suitably qualified and registered electrician to confirm that said works have been carried out.
- (h) To repair or replace the Positive Input Ventilation system so that it is in a reasonable state of repair and in proper working order.
- (i) To provide and install appropriately placed and number of smoke detection devices within the property.
- (j) To provide and install a heat detector in an appropriate location within the kitchen.

3. The Committee ordered that the works specified in the RSEO were to be carried out and completed within 21 days of the date of service of the Notice, that is, by 30 September 2016.

4. The property was re-inspected by the Surveyor Member of the Committee on 21 October 2016. The Surveyor Member of the Committee attended at the property for the purpose of ascertaining whether the said repairs required by the RSEO had been completed. He found that the house was wind and watertight and in all other respects fit for human habitation, that the structure and exterior of the house are in a reasonable state of repair and in proper working order, that the installations in the house for the supply of water, gas and electricity and for sanitation, space heating and heating water are in a reasonable state of repair and in proper working order, that the fixtures, fittings and appliances provided by the Landlord under the tenancy are in a reasonable state of repair and in proper working order and that the house has satisfactory provision for detecting fires and for giving warning in the event of a suspected fire. In particular, he found that the front door had been re-tiled, the gutters had been replaced with UPVC guttering, slaterwork had been repaired, a video survey of the drainage in the garden was provided and viewed by him, the flooring had been strengthened, the flooring in the front bedroom had been replaced, all external joinery had been redecorated, a full rewire of the electrical system had been undertaken together with the installation of smoke and heat detectors with an EICR being sent to the office of the PRHP prior to the re-inspection and the positive input ventilation system had been renewed. Subsequent to the re-inspection, written confirmation was received from the Landlord that the roofing work and the drainage inspection had been undertaken satisfactorily.

5. Accordingly, the Committee resolved that the RSEO had been complied with in full and that a Certificate of Completion under Section 60 (5) of the Act would be issued.

Decision

The decision of the Committee was to grant a Certificate of Completion under Section 60(5) of the Act. This decision was unanimous.

Right of Appeal

In terms of Section 63 of the Act, 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 of the Act

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.

P. Pryce

14 November 2016