



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

**Ref: PRHP/EH8/110/09**

**Re: The ground floor flatted dwellinghouse situated at and known as 38 Northfield Drive, Edinburgh, EH8 7RH, being the subjects registered in the Land Register of Scotland under Title Number MID48657 ("the Property")**

**The Parties:-**

**MS JACQUELINE BLAIR, residing at 38 Northfield Drive, Edinburgh, EH8 7RH ("the Tenant")**

**and**

**MR KENNETH WHITTLE and MR KENNETH DAVIE, as partners and trustees for the firm of the Davie Whittle Partnership per their agents Southside Property Management having a place of business at 50 East Crosscauseway, Edinburgh, EH8 9HD ("the Landlords")**

**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 22 July 2010, (and varied by a further notice dated 21<sup>st</sup> October 2011) 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 on this and the preceding page(s) are executed by Andrew Stuart Cowan, Solicitor, 7 West George Street, Glasgow G2 1BA, Chairperson of the Private Rented Housing Committee at Glasgow on 9<sup>th</sup> December 2011 before this witness:

**C Millar**

(witness)

**A Cowan**

(Chairman)

**Name: Carol Anne Millar, Legal Secretary**

**Address: 7 West George Street, Glasgow G2 1BA**



## **Determination by Private Rented Housing Committee**

### **Statement of decision of the Private Rented Housing Committee under Section 60 (5) of the Housing (Scotland) Act 2006**

**Ref:** PRHP/EH8/110/09

**Re:** The ground floor flatted dwellinghouse situated at and known as 38 Northfield Drive, Edinburgh, EH8 7RH, being the subjects registered in the Land Register of Scotland under Title Number MID48657 ("the Property")

#### **The Parties:-**

**MS JACQUELINE BLAIR**, residing at 38 Northfield Drive, Edinburgh, EH8 7RH ("the Tenant")

and

**MR KENNETH WHITTLE and MR KENNETH DAVIE**, as partners and trustees for the firm of the **Davie Whittle Partnership** per their agents **Southside Property Management** having a place of business at 50 East Crosscauseway, Edinburgh, EH8 9HD ("the Landlords")

#### **Statement of facts and reasons**

- 1 The Private Rented Housing Committee issued a Repairing Standard Enforcement Order in respect of the Property dated 22nd July 2010.

The works required to be carried out by the Landlords in terms of the RSEO were:-

- (a) In the front bedroom of the Property to remove the skirting along the right wall and supply and fit insulated plasterboard to the right hand wall with taped joints and then re-fit the previously removed skirtings.
  - (b) In the rear bedroom (children's bedroom) of the Property (within the cupboard area of that room), to remove the skirtings on the left and rear walls and supply and fit insulated plaster board to those walls within that cupboard area at full height with taped joints. To re-fit the removed skirtings. In addition to bore holes in the cupboard door at top and bottom and supply and fit four new vent covers to those bored holes.
  - (c) To repair the leaking soil pipe below the bathroom in the Property.
- 2 The Surveyor Member of the Private Rented Housing Committee re-inspected the property on two occasions in order to ascertain whether the work required by the RSEO had been completed.
- 3 The most recent inspection was carried out on 1st July 2011.

- 4 The Surveyor Member of the Committee issued a written report following his inspection of the property which was copied to both the Landlords and the Tenant.
- 5 Both the Landlords and the Tenant confirmed in writing to the Private Rented Housing Committee that they agreed with the findings of the surveyor member's report.
- 6 The Surveyor Member of the Committee was satisfied that all works as required by the RSEO were completed, with the exception of:-
  - (a) Making good finish to a pipe box in the bathroom which had been disrupted by tradesmen carrying out the work required by the RSEO, and
  - (b) The fitting of ventilator covers to air vents which had been cut in both cupboard doors in the back bedroom of the property.
- 7 The Committee therefore determined to vary the terms of the current Repairing Standard Enforcement Order by extending the period for completion of all works required by the Repairing Standard Enforcement Order and requiring such works to be completed by not later than 11th November 2011. The Committee issued a notice of Variation of the RSEO dated 21<sup>st</sup> October 2011 in this respect.
- 8 By email dated 22<sup>nd</sup> November 2011 the Landlords confirmed to the Committee that all works, as required in terms of the RSEO (as varied), had now been completed.
- 9 In a telephone call to the offices of the PRHP on 8<sup>th</sup> December 2011 the Tenant confirmed that she was satisfied that all works, as required in terms of the RSEO (as varied) were complete

#### **Determination**

The Committee are now satisfied that all necessary works required in accordance with the Repairing Standard Enforcement Order have been completed and now certify that the work has been so completed. In the circumstances the Committee have determined to issue a Certificate of Completion in respect of the Property.

#### **Right of Appeal**

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**

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 28 days from the day on which the appeal is abandoned or so determined.

..... C Millar (Sign)  
Witness

A Cowan  
.....  
Andrew S Cowan, Chairperson  
9th December 2011

Name: Carol Anne Millar  
Address: 7 West George Street, Glasgow G2 1BA  
Occupation: Legal Secretary