



**PRIVATE RENTED HOUSING COMMITTEE
STATEMENT OF REASONS**

PROPERTY:

Redhouse Farmhouse, Drem Road, Longniddry, East Lothian

RE-INSPECTION

5th January, 2011

STATEMENT OF REASONS

INTRODUCTION

1. By decision dated 1st November, 2010 this Committee determined that the Landlord has failed to comply with the duty imposed on them by section 14(1)(b) of the Housing (Scotland) Act 2006 ('the Act') as the property fails to meet the repairing standard as set out in section 13(1) of the Act and imposed a Repairing Standard Enforcement Order ('RSEO') dated 1st November, 2010 on the property.

THE RE-INSPECTION ON 5th JANUARY, 2011

2. A re-inspection was arranged for 5th January, 2011. Only the Surveyor Member, Mr. Donald Marshall, attended the re-inspection as the landlord had advised that all of the works had been completed. The tenants, who made the original application, are no longer in occupation of the property. Mr. Marshall's report to the Committee stated, *inter alia*:-

'As arranged, I visited the above property to re-inspect the works undertaken to comply with the RSEO, on Wednesday 5th January 2011. The estate maintenance manager was present throughout the inspection.

A new chimney pot has been fitted to the east gable chimney, and a ground level inspection indicates that it is now in order. Smoke alarms, hard wired into the electric circuit, have been fitted to the entrance hall at ground level and to the landing on the first floor. The system was demonstrated, and is operating. New wardrobe doors have been fitted as required. The doors are hung on a sliding mechanism and operate smoothly.

These three items cover the matters covered in the RSEO, and the conditions of the Order have been satisfied. There is a new tenant now installed during the last week, and he has expressed himself fully satisfied with all aspects of the dwelling.'

DECISION

3. Accordingly, this Committee now determines that the RSEO has been complied with and further that the RSEO should be discharged and as a consequence a Certificate of Completion should be issued.

RIGHT OF APPEAL

4. A landlord or tenant has the right to appeal this decision to the Sheriff by summary application within 21 days of being notified of that decision.

EFFECT OF APPEAL

5. In terms of section 63 of the Act, where such an appeal is made, the effect of the decision and of any order is suspended until the appeal is abandoned or finally determined by confirming the decision, the decision and any order will be treated as having effect from the day on which the appeal is abandoned or so determined.

Signed _____

S Walker

Steven P Walker
Advocate & Barrister
Chairman
Private Rented Housing Committee
6th January, 2011



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

PRHP Ref: EH32/114/10

PROPERTY

All and whole Redhouse Farmhouse, Drem Road, by Longniddry, East Lothian, EH32 OPH, being situated within the Parishes of Aberlady and Gladsmuir, forming part and portion of the Wemyss and March Estate in the County of Haddington described in the Seventh Place in Search Sheet Number 112 (A683) from the first series 740 onwards recorded on Twenty Second day of May Eighteen Hundred and Nine, which subjects hereinbefore described are presently in the ownership of Michael James Wemyss and the Honourable Anthony Ramsay as trustees acting under Trust Deed of the Right Honourable Francis David Charteris, Twelfth Earl of Wemyss & March dated Twenty Ninth day of January and Registered in the Books of Council & Session on Fifth day of February, both Nineteen Hundred and Sixty Three with the variations thereto.

PARTIES

MR SCOTT & MRS CECILE MANNION, residing at the property known as and forming Redhouse Farmhouse, Drem Road, Longniddry, East Lothian.

Tenants

and

WEMYSS & MARCH ESTATE, who has a place of business at Estates Office, Longniddry, East Lothian.

Landlord

CERTIFICATE OF COMPLETION

The Private Rented Housing Committee ('the Committee') **HEREBY CERTIFIES** that the Works required by the RSEO dated 1st November, 2010 relative to this property have been complied with. Accordingly, the Committee now discharges the said RSEO.

IN WITNESS WHEREOF these presents typewritten consisting of this and the preceding page are executed by me, Steven Peter Walker, Advocate and Barrister, Chairman of the Private Rented Housing Committee at London on the twentieth day of January two thousand and eleven before this witness, Andrew Farrugia, Solicitor, c/o 2-5 Warwick Court, London.

S Walker

Chairman

A Farrugia

ANDREW FARRUGIA

Witness