



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

PRHP Ref: prhp/AB43/122/10

PROPERTY

All and whole the subjects know as and forming 33 Bridge Street, Strichen, Aberdeenshire above the shop known as and forming 40 High Street, Strichen, Aberdeenshire and staircase to same, bounded on the north by the High Street and on the west by Bridge Street being the subjects more particularly described in the disposition to Robert Skinner recorded in the General Register of Sasines for the County of Aberdeen on the second day of September nineteen hundred and forty eight.

PARTIES

MRS CATRIONA LAMB, residing at 33 Bridge Street, Strichen, Aberdeenshire, AB43 6SS.

Tenant

and

MR ALLAN KEITH, residing at Hillhead of Burxie, Maud, Aberdeenshire, AB42 4RD.

Landlord

CERTIFICATE OF COMPLETION

The Private Rented Housing Committee ('the Committee') **HEREBY CERTIFIES** that the Works required by the RSEO dated 11th February, 2011 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 Glasgow on the eleventh day of October Two Thousand and Eleven before this witness Hee Kiat Sii, solicitor, c/o 2-5 Warwick Court, London, WC1R 5DJ.

S Walker

Chairman

H K Sii

Witness



**PRIVATE RENTED HOUSING COMMITTEE
STATEMENT OF REASONS**

PROPERTY:

33 Bridge Street, Strichen, Aberdeenshire, AB43 6SS

REINSPECTION

4th October, 2011

STATEMENT OF REASONS

INTRODUCTION

1. This was an application dated 9th September, 2010 ('the application') made under section 22(1) of the Housing (Scotland) Act 2006 ('the Act') by Mrs Catriona Lamb ('the tenant') regarding the property known as and forming 33 Bridge Street, Strichen, Aberdeenshire, AB43 6SS ('the property'). The landlord of the property is Mr Allan Keith, residing at Hillhead of Burxie, Maud, Aberdeenshire, AB42 4RD ('the landlord').
2. In the application the tenant contended that the landlord has failed to comply with the duty imposed on him by section 14(1)(b) of the Act as the property fails to meet the repairing standard as set out in section 13(1) of the Act. The Committee by Statement of Reasons dated 11th February, 2011 determined that the landlord had failed to comply with certain duties imposed on him in terms of the legislation and imposed an RSEO dated 11th February, 2011 over the property.
3. The property was re-inspected by the Committee Surveyor on 17th June, 27th September and 4th October, 2011 who advised in his supplementary report dated 5th October, 2011 that all the works required by the RSEO had been completed. Accordingly, the Committee determines that it is appropriate to in the circumstances to issue a Certificate of Completion.

DECISION

4. The Committee accordingly determines that the RSEO has been complied with and further that the RSEO should be discharged as a consequence.

RIGHT OF APPEAL

5. 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

6. 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.

S Walker

Signed ✓

Steven P Walker
Advocate & Barrister

Chairman
Private Rented Housing Committee

11th October, 2011