



Certificate of completion of work

Issued by the Private Rented Housing Committee

Under section 60 of the Housing (Scotland) Act 2006

prhp Ref: PRHP/RP/13/0026

Re: Property at 2/L, 4 Arklay Street, Dundee, DD3 7JF ("the Property")

Title No: ANG12426

The Parties:-

STOBMUIR ENTERPRISES LIMITED, 3 Rennell Road, Dundee ("the Landlord")

MS BARBARA KANE formerly residing at 2/L, 4 Arklay Street, Dundee, DD3 7JF ("the Tenant")

CERTIFICATE OF COMPLETION

The Private Rented Housing Committee hereby certifies that the work required by the **Repairing Standard Enforcement Order** relative to the Property served on 18 February 2014 has been completed. Accordingly, the said Repairing Standard Enforcement Order relative to the property has been discharged.

A landlord or a 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 type written on this and the preceding page are executed by Ewan Kenneth Miller, Solicitor, Whitehall House, 33 Yeaman Shore, Dundee, DD1 4BJ, Chairperson of the Private Rented Housing Committee at Dundee on *16 December* 2014 before this witness:-

_____ witness

Ewan Miller

Chairman

(Signature)
Lindsay Johnston
Secretary
Thorntons Law LLP
Whitehall House
33 Yeaman Shore
Dundee
DD1 4BJ



Statement of decision of the Private Rented Housing Committee under the Housing (Scotland) Act 2006

prhp Ref: PRHP/RP/13/0026

Re: Property at 2/L, 4 Arklay Street, Dundee, DD3 7JF ("the Property")

The Parties:-

MS BARBARA KANE formerly residing at 2/L, 4 Arklay Street, Dundee, DD3 7JF ("the Tenant")

STOBMUIR ENTERPRISES LIMITED, 3 Rennell Road, Dundee ("the Landlord")

Decision

The Committee, having made such enquiries as was appropriate for the purposes of determining whether the Landlord had complied with the Repairing Standard Enforcement Order ("RSEO") in relation to the Property concerned and taking account of the subsequent inspection by the Surveyor Member of 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.

Background

1. By way of a Decision dated 18 February 2014, the Private Rented Housing Committee had 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. The Committee had placed an RSEO on the Property also dated 18 February 2014. The RSEO required the Landlord:-
 - (a) To carry out such works of repair or replacement to the rhones, gutters and downpipes on the rear elevation of the Property, sufficient to render them compliant with the repairing standard.
 - (b) Once the works specified in (a) above are carried out, to carry out such works as required to prevent further water ingress to the bedroom at the rear of the Property and to carry out such works of repair and redecoration as are necessary to render the room properly habitable.
 - (c) To produce a clear gas safety certificate confirming that the gas system within the Property is compliant with the relevant regulations.
 - (d) To produce an electrical installation condition report confirming that the electrical system within the Property is compliant with the relevant regulations.
 - (e) To repair or replace the double glazed window within the bedroom at the rear of the Property.

- (f) To complete the works of refurbishment to the bathroom, sufficient to render it compliant with the repairing standard.
 - (g) To complete the works of refurbishment to the kitchen, sufficient to render it compliant with the repairing standard.
 - (h) To complete the works of refurbishment to the bedroom, sufficient to render it compliant with the repairing standard.
 - (i) To repair the two smashed windows in the common areas, namely above the rear close door and in the stairwell.
 - (j) To replace the missing drain cover located outside the rear close door.
3. A reinspection of the Property was carried out by the Surveyor Member of the Committee Mr D Charles Reid Thomas on 14 October 2014. The Tenant had vacated the Property and so was not present. Dr El-Bakary of the Landlord was present. The Surveyor Member reported that significant works had been carried out to the Property and to those communal parts identified in the RSEO. The Landlord had carried out major improvements and carried out the works to a good standard.

There were a couple of issues in that the gas safety certificate appeared to have some errors in it and the engineer granting it did not appear to be gas safe registered. The Landlord was asked to provide a fresh certificate that was fully compliant.

There was also a missing drain cover located outside the rear close door. The Landlord stated to the Surveyor Member that this had been done but the cover had subsequently been stolen. The Landlord undertook to replace this.

Following the reinspection the Landlord provided a fresh gas safety certificate from a properly qualified gas safe engineer. The Landlord also provided photographic evidence that the missing drain cover had been replaced.

The Committee considered the position and was satisfied that the works had all been done now that it was appropriate to lift the RSEO and grant a Certificate of Completion discharging the RSEO.

Decision

- 4. The Committee's decision was to lift the RSEO and grant a Certificate of Completion discharging the RSEO.
- 5. The decision of the Committee was unanimous

Right of Appeal

- 6. 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

7. 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.

Signed .. Ewan Miller
Chairperson

..... Date 7/11/14