



**Certificate of Completion of Work
Issued by the Private Rented Housing Committee
Under Section 60 of the Housing (Scotland) Act 2006**

prhp ref: RP/14/0088

Re 12 Kilndale Terrace, Kirkcudbright, DG6 4BX being the subjects registered in the Land Register of Scotland under title number KRK9350 ('the Property')

The Parties:-

Miss Eileen Wright residing at 12 Kilndale Terrace, Kirkcudbright, DG6 4BX ('The Tenant')

Ms Debbie Mathieson residing at 22 Erconwald Street, London, W12 0BS ('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 27th June 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 are executed by Martin Joseph McAllister, Chairman at Saltcoats on Monday 12th January 2015 before Alistair Neil Green, 51 Hamilton Street, Saltcoats.

Martin McAllister

Alistair N Green

Witness



DETERMINATION BY PRIVATE RENTED HOUSING COMMITTEE
Statement relative to Certificate of Completion of work issued by
the Private Rented Housing Committee under section 60 of the
Housing (Scotland) Act 2006

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Background

1. On 27th June 2014 the Private Rented Housing Committee ('the Committee') issued a Repairing Standard Enforcement Order ('RSEO') in respect of the Property which was served on 18th July 2014. The members of the Committee were Mr Martin McAllister (Chairperson), Ms Carol Jones (Surveyor Member) and Mr Ahsan Khan (Housing Member). The RSEO required the landlord:-

i. to obtain a gas safety certificate and exhibit a copy to the Private Rented Housing Panel.

ii. to ensure that all internal doors close.

iii. to carry out all necessary work to ensure that the bathroom door can be easily locked and unlocked.

iv. to bring the garden shed up to a reasonable standard taking into account its age and its character so that it can be used for the purpose for which it was intended.

2 On 24th November 2014 the surveyor member of the Committee inspected the property and found as follows:-

(a) The landlord had exhibited a copy of a satisfactory Gas Safety Certificate dated 4th July 2014.

(b) The landlord had replaced all the bedroom doors and they now close properly.

- (c) The landlord had effected a repair to the bathroom door to allow the proper engagement of the mortice sprung lock. The door can be easily closed allowing the snib to lock the door properly.
 - (d) Some repairs have been carried out to the garden shed. The roof has been part re-felted, some timber cladding replaced at the apex on one end of the building and the external timber sill to the window has been replaced. The door has been replaced with a redundant bedroom door from the house. There is still some evidence of leaking particularly around the window and the replacement door sticks on the floor of the shed.
- 3 Thereafter the Committee considered whether or not it was appropriate to find that that the works required by the RSEO had been completed and the appropriate Certificate of Completion in terms of Section 60 Housing (Scotland) Act 2006 should be issued. In arriving at its decision the Committee had regard to the representations of the parties in response to the copy of the surveyor's report which had been sent to them. Whilst there are still issues with the garden shed the Committee had regard to the original terms of the RSEO relating to the shed and considered in particular whether or not its condition is reasonable taking into account its age and its character so that it can be used for the purpose for which it was intended. On balance the Committee considered that it is appropriate to issue a Certificate of Completion.

Right of Appeal

- 4 **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

- 5 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.

Martin McAllister

Signed
Chairperson ✓

12th January 2015