



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/14/0121

Re: Property at16 Andrew Barton Street, Arbroath DD11 5HB ("the Property")

ALL and WHOLE the subjects known as and forming 16 Andrew Barton Street, Arbroath DD11 5HB more particularly described in Land Certificate Title number ANG 36711

The Parties:-

Stobmuir Enterprises Ltd, 15 Albert Street, Dundee DD4 6NS ("the Landlord")

Jennifer Ritchie, 16 Andrew Barton Street, Arbroath DD11 5HB ("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 3 March 2015 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 page are executed by John Miller McHugh, solicitor, 65 Haymarket Terrace, Edinburgh, Chairperson of the Private Rented Housing Committee at Edinburgh on 27 September 2015 before this witness:-

G. McHugh witness

J. McHugh Chairman

John Miller McHugh name in full

65 Haymarket Terrace Address

Edinburgh EH12 5HD

STATISTICIAN Occupation



DETERMINATION BY PRIVATE RENTED HOUSING COMMITTEE
STATEMENT OF DECISION OF THE PRIVATE RENTED HOUSING COMMITTEE
UNDER SECTION 60
OF THE HOUSING (SCOTLAND) ACT 2006

In connection with

Property at 16 Andrew Barton Street, Arbroath DD11 5HB (hereinafter
referred to as “the House”)

Jennifer Ritchie, 16 Andrew Barton Street, Arbroath DD11 5HB
(hereinafter referred to as “the Tenant”)

Stobmuir Enterprises Ltd, 15 Albert Street, Dundee DD4 6NS
(hereinafter referred to as “the Landlord”)

PRHP REFERENCE PRHP/RP/14/0121

The Committee comprised the following members:

John McHugh, Chairperson
John Blackwood, Housing Member
Kingsley Bruce, Surveyor Member

DECISION

The Committee having carried out a further inspection of the House determined that the work required by the Repairing Standard Enforcement Order served on 3 March 2015 (“the RSEO”) had been completed and resolved to issue a Certificate of Completion of Work.

The decision of the Committee was unanimous.

Background

The RSEO required the Landlord to complete the following work within 30 days of service of the RSEO:

To install fire detection devices in compliance with the terms of the Scottish Government Guidance on Satisfactory Provision for Detecting and Warning of Fires

Reasons for the Decision

On 3 August 2015, the Surveyor Member of the Committee carried out a re-inspection of the House.

At the re-inspection, it was apparent that a heat detector had been installed in the kitchen and a smoke detector in the living room. There was an existing smoke detector in the hallway, all appeared to be hard wired and were assumed to be linked.

Accordingly, all works required by the RSEO have been completed.

Right of Appeal

Section 64 of the Act provides a right of appeal to a landlord or tenant aggrieved by a decision of a private rented housing committee. An appeal may be made to the Sheriff within 21 days of the Landlord or Tenant being informed of the decision.

Where such an appeal is made, the effect of the decision and 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.

J. McHugh

John McHugh
Chairperson

Date: 27 September 2015