



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/14/0256

Re : Property at 51 Kinnessburn Road, St Andrews, KY16 8AD ("the Property")

Land Register No: FFE51044

The Parties:-

Mr Thomas Lockyer, The Hills Farm, Downton Hall Estate, Middleton, Ludlow, SY8 3DY ("the Former Landlord") represented by Sara Chance, Middleton Court, Middleton, Ludlow, SY8 2DZ ("the Former Agent")

Zoe Annette Louisa Portman, David Andrew Portman and Eden Iona Portman, 77 Onslow Road, Richmond TW106QA (New Owner)

Miss Hannah Lafferty, formerly of 51 Kinnessburn Road, St Andrews ("the former 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 27 May 2105 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 Judith V Lea, solicitor, chairperson of the Private Rented Housing Committee at Dundee on 4 November 2016 before this witness:-

J Paterson

witness

JENNIFER PATERSON

CALEDONIAN HOUSE

GREENMARKET

DUNDEE

DD1 4QX

J Lea

Chairman



Statement of facts and reasons for
Decision to grant Certificate of completion of work
Under section 60 of the Housing (Scotland) Act 2006

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1. The Private Rented Housing Committee, comprising Judith Lea, Chairman and Legal Member; Geraldine Wooley, Surveyor Member; and Susan Shone, Housing Member, issued a Repairing Standard Enforcement Order in respect of the property on 13 May 2015 requiring the former landlord to take appropriate steps to eradicate the damp problem in the walls of the property in the following locations :- a) The damp in the wall between the living room and the kitchen and b) The damp in the wall between the two main bedrooms.
2. After the RSEO was served ,the property was purchased by the New Owner with the intention of upgrading the property to provide accommodation for her daughter.
3. The Surveyor member of the Committee re inspected the property on 7 June 2016 .Zoe Portman was in attendance.The New Owner has partially replastered the wall in the kitchen which now feels dry to touch. Damp meter readings taken from the new plasterwork confirm it has dried out in places. However, damp meter readings in the side of the wall closer to the window (and under the capped-off chimney) remained high, indicating that there was still moisture in the plasterwork in places .
In the room adjoining this wall (now a bedroom) the chimney breast had been removed, the wall dry lined, with no signs of further damp penetration. In the

bedroom adjoining the sitting area (previously a bedroom) the plasterwork had been repaired , but damp meter readings remained at a level which indicated that there was still damp in the walls . Again, this location is under a capped-off chimney in the wall which adjoins the neighbouring property .

The roof had been stripped, inspected (confirming there are no pipes or internal gutters which might be causing the damp problem) and re-felted. The parapets were under repair and new coping stones will be fitted. The capped off chimneys were not ventilated and may be the source of the dampness. .

4. The Committee were accordingly satisfied that extensive works were being done to rectify the damp problem. Works to the roof were still in progress and once finished the property would need a further period of drying out before the damp is entirely eradicated. The Committee accordingly allowed a further period of 3 months for the Order to be complied with.

5. On 27 October 2016, the surveyor member of the Committee re-inspected the property and found as per the attached report. In the whole circumstances the Committee considered that the landlord had done all that was necessary .

6. The Committee was satisfied that all works required by the RSEO had been satisfactorily carried out. Accordingly, the Committee decided to grant a Certificate of completion.

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.

Where such an appeal is made, the effect of the decision and the Certificate is suspended until the appeal is abandoned or finally determined. Where the appeal is abandoned or finally determined by confirming the decision, the decision and the Certificate are to be treated as having effect from the day on which the appeal is abandoned or so determined.

Signed **J Lea** Date..... 4 November 2016
(Judith V Lea, Chairperson)