



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/15/0086

Re: Property at 55 Middlefield Place, Aberdeen, AB24 4PN ("the Property")

Title Number: ABN53809

The Parties:-

MISS AMBER RAZZAQ and MISS NADIYAH RAZZAQ both formerly residing at 55 Middlefield Place, Aberdeen, AB24 4PN ("the Tenants")

MR KRISS ROSS, 59 Straik Road, Elrick, Aberdeenshire, AB32 6JN ("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 29 June 2015 as subsequently varied on 11 November 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 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 28 January 2016 before this witness:-

Ewan Miller

Chairman

Claire Robertson

Claire Robertson
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

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MISS AMBER RAZZAQ and MISS NADIYAH RAZZAQ both formerly residing at 55 Middlefield Place, Aberdeen, AB24 4PN ("the Tenants")

MR KRISS ROSS, 59 Straik Road, Elrick, Aberdeenshire, AB32 6JN ("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 inspections of Property, 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 29 June 2015, the 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 29 June 2015. The RSEO required the Landlord:-
 - (a) to carry out such works as were necessary to eradicate the dampness/condensation within the Property and to ensure that the Property was properly wind and watertight, fit for habitation and met the repairing standard.
 - (b) to demolish and/or replace the wooden shed at the Property.
 - (c) To repair or replace the gas meter cover at the Property.

The RSEO gave the Landlord two months in which to carry out the work.

3. On 9 September 2015 the Surveyor Member of the Committee, Mr Angus Anderson, re-inspected the Property on behalf of the Committee. The Tenants had vacated the Property. The Landlord was not present but access was given by a friend of his. The Surveyor Member reported that damp treatment works were ongoing in the Property although they did not appear to be complete. The wooden shed to the rear of the Property had been removed together with the electric flex cable. The gas meter cover had been replaced. The hallway carpet had been removed, although no replacement had yet been laid. There were some decorative works still required. At that point the Committee noted that the tenancy had ended and there was no prejudice to any party by the fact that the works were still ongoing. The Committee, at that stage, gave a short extension of 6 weeks to the Landlord to allow him to complete the works.
4. On 21 January 2016 a further re-inspection of the Property was carried out, again by Mr Angus Anderson, the Surveyor Member of the Committee. The Landlord was

present and provided access. The damp treatment works that were unfinished at the last re-inspection had now been completed and all rooms had been redecorated. The Surveyor Member took moisture meter readings across the various rooms and these indicated normal levels of moisture to internal surfaces. As noted previously the wooden shed to the rear of the Property had been removed and the gas meter cover had been replaced. The hallway carpet had been replaced and there were no longer any loose carpet or loose threshold bars.

A copy of the re-inspection report and associated photographs are annexed to this decision for information purposes.

5. The Committee (comprising Mr E K Miller, Chairman and Legal Member, Mr A Anderson, Surveyor Member and Mrs L Robertson, Housing Member) considered the Report. The Committee was satisfied that all works had been carried out and that the defects in the Property had been rectified. Accordingly the Committee was satisfied that the RSEO should be lifted and a Certificate of Completion discharging the RSEO under Section 60 of the Act would be granted.

6. **Decision**

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

The decision of the Committee was unanimous.

7. **Right of Appeal**

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.

8. **Effect of section 63**

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.

Ewan Miller

Signed ...
Chairperson

Date.....28/1/16.....



**Private Rented Housing Panel (prhp)
Re-inspection report**



Date of inspection: 21/01/2016

Reference Number: PRHP/RP/15/0086

Property: 55 Middlefield Place, Aberdeen AB24 4PN

Surveyor: Angus Anderson, MRICS

Access: 10.00am

In attendance: Mr Kriss Ross, Landlord.

Repairing Standard Enforcement Order (RSEO)

Works required by the RSEO:

- (a) To carry out such works as were necessary to eradicate the dampness/condensation within the Property and to ensure that the Property was properly wind and watertight, fit for habitation and met the repairing standard.
- (b) To demolish and/or replace the wooden shed at the Property.
- (c) To repair or replace the gas meter cover at the Property.
- (d) To repair or replace the hallway carpet at the Property sufficient to meet the repairing standard.

Works in the RSEO undertaken:

- (a) The damp treatment works started at the time of the previous inspection (09/09/2015) have been completed and all affected rooms have been redecorated. Moisture meter readings taken indicated normal levels of moisture to internal surfaces.
- (b) The wooden shed to the rear of the property has been removed, together with the electric flex cable.
- (c) The gas meter cover has been replaced.
- (d) The hallway carpet has been replaced and there is no longer any loose carpet or loose threshold bars.

Outstanding works:

None.

Comments:

The flat remains unoccupied. Other carpets have been replaced throughout the flat. Presently, there is no fixed heating within the Lounge.

Photographs were taken on the day of inspection and are attached.

Angus Anderson, MRICS

Date of report: 21/01/2016.



Schedule of Photographs
55 Middlefield Place, Aberdeen AB24 4PN
Case Reference Number PRHP/RP/15/0086
Date: 21/01/2016



Figure 1 Front Elevation

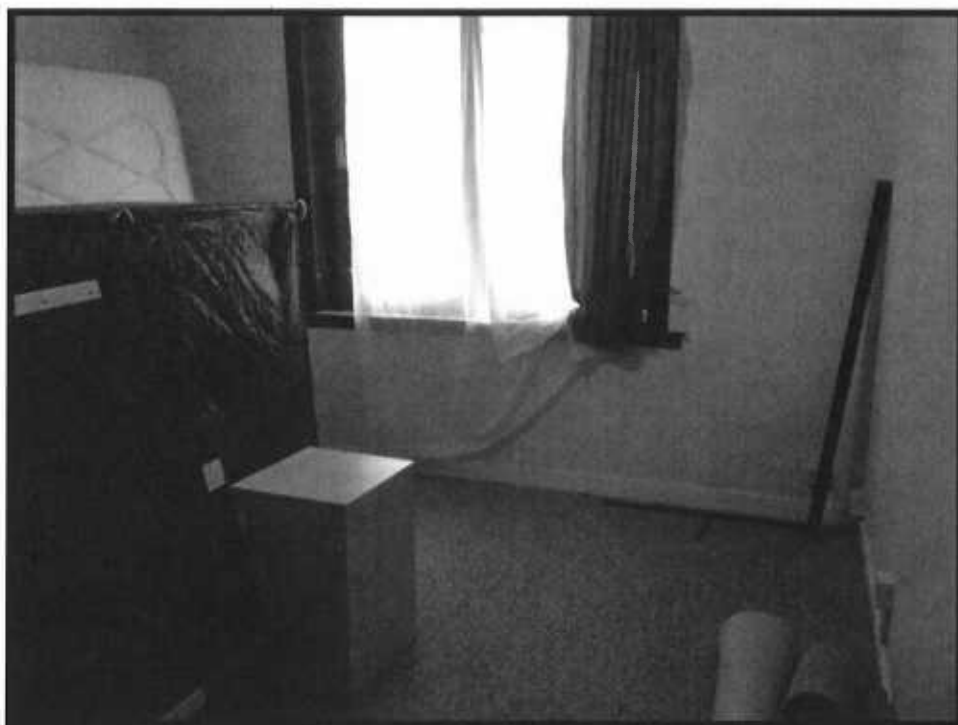


Figure 2 Front wall, Lounge



Figure 3 Gable wall and chimneybreast, Lounge



Figure 4 Front Bedroom wall



Figure 5 Rear Bedroom wall



Figure 6 Hallway