



**Certificate of Completion of work under  
section 60 of the Housing (Scotland) Act 2006**

**Issued by the Private Rented Housing Committee**

Re: 1D Bruce Avenue, Inverness, IV3 5HA being part of the subjects described in and disposed by Feu Disposition by Inverness District Council in favour of David Rollo recorded GRS (Inverness) 25th January 1995 ('the Property')

The Parties:-

Ms Teresa Kobylska residing formerly at 1D Bruce Avenue, Inverness, IV3 5HA ('The Tenant')

David Rollo c/o, Martin & Co, 59-61 Academy Street, Inverness, IV1 1LU ('The Landlord')

Case Ref No: PRHP/RP/15/0096

The Committee members were Jacqui Taylor (Chairperson) and Sara Hesp (Surveyor Member).

**CERTIFICATE OF COMPLETION**

The Private Rented Housing Committee hereby certifies that the works required by the **Repairing Standard Enforcement Order** relative to the Property which required the Landlords to:-

- 1. Repair the living room door by installing a latch to the door and strike plate to the frame to enable the door to close properly.*
- 2. Repair or replace the telephone entry apparatus to render it in proper working order.*

have been **Completed**.

**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 Jacqui Taylor, Solicitor, chairperson of the Private Rented Housing Committee at Irvine on 23 February 2016 before the undernoted witness:  
J Taylor

Signed.. ..... Date 23<sup>rd</sup> February 2016  
Chairperson  
K Byrne

... Witness

Keirsten Byrne  
Paralegal  
65 High Street, Irvine, KA12 0AL



## DETERMINATION BY PRIVATE RENTED HOUSING COMMITTEE

### Statement of Decision of the Private Rented Housing Committee under section 26(1) of the Housing (Scotland) Act 2006

**Re: 1D Bruce Avenue, Inverness, IV3 5HA being part of the subjects described in and disposed by Feu Disposition by Inverness District Council in favour of David Rollo recorded GRS (Inverness) 25th January 1995 ('the Property')**

**The Parties:-**

**Ms Teresa Kobylska residing formerly at 1D Bruce Avenue, Inverness, IV3 5HA ('The Tenant')**

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**Case Ref No: PRHP/RP/15/0096**

**The Committee members were Jacqui Taylor (Chairperson) and Sara Hesp (Surveyor Member).**

#### **Background**

1. On 2015 the Private Rented Housing Committee ('the Committee') issued a Determination which stated that the Landlord had failed to comply with the duties imposed by Section 14 (1)(b) of the Housing (Scotland) Act 2006 ("the Act"). On the same date the Committee issued a Repairing Standard Enforcement Order ('RSEO') in respect of the property.
2. The RSEO made by the Committee required the Landlords to:-
  1. Repair the living room door by installing a latch to the door and strike plate to the frame to enable the door to close properly.
  2. Repair or replace the telephone entry apparatus to render it in proper working order.
3. The Private Rented Housing Committee ordered that the works specified in the RSEO were to be carried out and completed by 14<sup>th</sup> July 2015, this date was subsequently extended to 31<sup>st</sup> January 2016.
4. On 4<sup>th</sup> September 2015 the surveyor member of the Committee attended at the Property for the purpose of ascertaining whether the said repairs required by the RSEO had been completed. She found that the repairs had not been completed but the Property had been decorated and the living room door had been removed from its frame. Photographs were taken during the re-inspection and are attached as a Schedule to this report. The Tenant had previously vacated the Property and accordingly the Landlords only were sent a copy of the report and no objections were raised.

*Thereafter the Landlords agents advised by email dated 5<sup>th</sup> October 2015 that 'all doors have been removed and the joiner is fitting new ones on 16<sup>th</sup> October 2015, then the house will be ready to sell and will be available online from end of October 2015.'*

They subsequently provided a copy of the Home Report for the Property dated 30<sup>th</sup> November 2015.

In connection with the internal joinery in the Property the report stated:

*'The internal joinery finishes are of a traditional timber design. The internal doors are of a timber panelled style and incorporate timber surrounds, facings and skirtings.'*

The Committee accepted the terms of the Home Report as sufficient confirmation that the repair to the living room door and door frame had been satisfactorily completed.

In connection with the repair to the telephone entry apparatus on 28<sup>th</sup> January 2016 the Landlords' agents confirmed to the PRHP office that the repair to the telephone entry apparatus had been completed. They provided a receipt from JGI Electrical which confirmed that the required works had been carried out.

### **Decision and Reasons**

5. The Committee having made such enquiries as is fit for the purposes of determining whether the Landlord has complied with the Repairing Standard Enforcement Order, in relation to the Property concerned, determined that the Landlords had complied with the RSEO.

### **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.

J Taylor

Signed ...  
Chairperson



Date: 23<sup>rd</sup> February 2016