



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/15/0138

Re: Property at 12 Portland Street, Aberdeen, AB11 6LL ("the Property")

Title Number: ABN100736

The Parties:-

MISS JACQUELINE FORBES, formerly residing at 12 Portland Street, Aberdeen, AB11 6LL ("the Tenant")

MAYFORD LIMITED a company incorporated under the Companies Acts (Company Number SC278244) and having its Registered Office at 52 York Street, Peterhead ("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 23 September 2015 as subsequently varied and extended 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 6 January 2016 before this witness:-

E. MILLER

C. ROBERTSON

Chairman

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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Decision

The Private Rented Housing Committee, having made such enquiries as was appropriate for the purpose 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 inspection by the Committee, 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 23 September 2015, the Private Rented Housing 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 23 September 2015. The RSEO required the Landlord to carry out such works as was necessary to render the Property properly wind and watertight and free from any damp penetration.
3. A re-inspection of the Property was carried out on 10 December 2015 by Mr Angus Anderson, Surveyor Member, of the original Committee. The Tenant was not present, the tenancy having terminated prior to the original hearing. Mr Grudgeon of the Landlord was present and provided access.
4. The Surveyor Member reported that the necessary works to prevent damp ingress into the Property had been carried out. The Landlord had provided representations received by the Committee on 25 November 2015 which showed photographs of the internal plaster finish and linings of the lounge gable wall having been stripped off. An invoice from a tradesman had been provided which detailed the internal works carried out and the replacement of several slates externally. The Surveyor noted during the inspection that the internal linings had been reinstated and redecorated. There was no visible indication of dampness at the gable wall. Damp meter readings were taken at the locations where damp had been found at the original inspection. The damp meter readings showed normal moisture content. A copy of the re-inspection report is annexed hereto 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 matters. It was apparent that the Landlords had carried out the necessary works to prevent water ingress and had made good the damage. Accordingly the Committee was satisfied that it was appropriate to bring this matter to a conclusion. The Landlord had acted timeously and appropriately. 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.

Decision

6. The Committees decision was to lift the RSEO and grant a Certificate of Completion discharging the RSEO.
7. The decision of the Committee was unanimous.

Right of Appeal

8. **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

9. 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.

E. MILLER

Signed .
Chairperson

.... Date..... 6/1/16.....