



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/15/0190

Re : 15 Maryfield Place, Tamfourhill, Falkirk FK1 4RN ("the Property")

Title : STG3613

The Parties:-

Danielle Verhees, 15 Maryfield Place, Tamfourhill, Falkirk FK1 4RN ("the Former Tenant")

Colin Campbell, 15 Maryfield Place, Tamfourhill, Falkirk FK1 4RN ("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 5 November 2015 and issued on 10 November 2015 and varied by Notice of Variation bearing the same date as this certificate 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 this document type-written on this and the following page are executed by David Bartos, Advocate, Parliament House, Parliament Square,

Edinburgh EH1 1RF, Chairperson of the Private Rented Housing Committee at
Edinburgh on 26 February 2016 before this witness:-

D. IRWIN

D. BARTOS

____ witness ____

____ chairman

DAVID JAMES IRWIN name in full

1 COWPER VILLAGE, Address

RATHMENES, DUBLIN

DO6 ASR2, IRELAND

~~IRELAND~~ SOLICITOR Occupation



**Notice of Variation
of
A Repairing Standard Enforcement Order**

Ordered by the Private Rented Housing Committee

prhp Ref: PRHP/RP/15/0190

Re : 15 Maryfield Place, Tamfourhill, Falkirk FK1 4RN ("the Property")

Title : STG3613

The Parties:-

Danielle Verhees, 15 Maryfield Place, Tamfourhill, Falkirk FK1 4RN ("the Former Tenant")

Colin Campbell, 15 Maryfield Place, Tamfourhill, Falkirk FK1 4RN ("the Landlord")

NOTICE TO The Parties

The Private Rented Housing Committee having determined on 26 February 2016 that the **Repairing Standard Enforcement Order** relative to the Property dated 5 November 2015 should be varied, the said **Repairing Standard Enforcement Order** is hereby varied with immediate effect in the following respects:-

parts (6) to (8) of the Order are omitted and the time for the carrying out of the works is extended to 23 February 2016.

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 variation is suspended until the appeal is abandoned or finally determined, and where the appeal is abandoned or finally determined by confirming the decision, the variation will be treated as having effect from the day on which the appeal is abandoned or so determined.

In witness whereof these presents typewritten on this and the following page are executed by David Bartos, Advocate, Parliament House, Parliament Square,

Edinburgh EH1 1RF, chairperson of the Private Rented Housing Committee at
Edinburgh on 26 February 2016 before this witness:-

D. BARTOS

chairman

D. IRWIN

witness

DAVID JAMES IRWIN

name in full

1 COWPER VILLAGE

Address

RATHMUNES, DUBLIN

DOB ASR2, IRELAND

SOLICITOR

Occupation



**Decision of Private Rented Housing Committee
under Sections 25(2) and 60 (5) of the Housing (Scotland) Act 2006**

Statement of Reasons for Decisions of the Private Rented Housing Committee

(Hereinafter referred to as "the Committee")

Under Sections 25(1) and 60(5) of the Housing (Scotland) Act 2006

Case Reference Number: PRHP/RP/15/0190

Re : 15 Maryfield Place, Tamfourhill, Falkirk FK1 4RN ("the Property")

Title : STG3613

The Parties:-

Danielle Verhees, 15 Maryfield Place, Tamfourhill, Falkirk FK1 4RN ("the Former Tenant")

Colin Campbell, 15 Maryfield Place, Tamfourhill, Falkirk FK1 4RN ("the Landlord")

The Committee comprised:-

Mr David Bartos	- Chairperson
Mr Mark Andrew	- Surveyor member

Decisions

The Committee vary the Repairing Standard Enforcement Order relating to the Property dated 5 November 2015 and issued on or about 10 November 2015 by omitting parts (6) to (8) of the Order and extending the time for completion of the works specified in the Order to 23 February 2016.

The Committee certify that the work required by the said Repairing Standard Enforcement Order as varied above, has been completed.

Background:-

1. On 23 February 2016 the Committee's surveyor member carried out a re-inspection of the works required by the Repairing Standard Enforcement Order ("RSEO") issued on or about 10 November 2015 in respect of the Property. The Landlord was present.
2. The report prepared by the surveyor member indicated that the RSEO had been materially complied with. The Landlord had engaged a plumber to

investigate the first floor flat for leaks which may have caused water ingress into the kitchen. The plumber reported that the problem had been identified and dealt with. No further works were therefore necessary in connection with water ingress into the kitchen. The kitchen ceiling has been repainted. In all other respects the RSEO had been complied with.

3. The Committee has also been supplied with a letter from the plumber confirming that the plumbing problem in the upper flat has been fixed and that no water ingress should occur from that issue.
4. The evidence before the Committee consisted of:-
 - The PRHP Re-inspection report for the Property
 - Letter (undated) from Hugh Hart (plumber)

Findings of Fact

5. Having considered all the evidence, the Committee found the following facts to be established:-
 - (a) The RSEO dated 5 November 2015 was served on the Landlord's then agents on 10 November 2015. As at 23 February 2016 the works sought in parts (1) to (5) and (9) had been carried out as stated in the Re-inspection Report.
 - (b) The problem which caused water ingress through the kitchen ceiling in the Property has been resolved by the owner of the flat above the kitchen. The kitchen ceiling has been painted.
 - (c) The tenancy ended on or about 7 November 2015. The Landlord has since taken up residence at the Property.

Reasons for Decision

6. The Committee took the view that the works sought had been carried out with the exception of the remedial works for water ingress into the kitchen which were no longer necessary.
7. In these circumstances it was appropriate to vary the RSEO to extend the time limit and to dispense with parts (6) to (8) relating to the water ingress into the kitchen and to grant a certificate of completion.

Decision

8. The decisions of the Committee as set out above were unanimous.

Rights of Appeal

9. A landlord or tenant aggrieved by either decision of the Committee may appeal to the Sheriff by summary application within 21 days of being notified of that decision.
10. Unless the lease or tenancy between the parties has been brought to an end, the appropriate respondent in such appeal proceedings is the other party to the proceedings and not the Private Rented Housing Panel whose Committee which made the decision.

Effects of Section 63 of the 2006 Act

11. Where such an appeal is made, the effect of these decisions and of any Order or Certificate made in consequence of them is suspended until the appeal is abandoned or finally determined.
12. Where the appeal is abandoned or finally determined by confirming a decision, the decision and any Order or Certificate made in consequence of it are to be treated as having effect from the day on which the appeal is abandoned or so determined.

D. BARTOS

Signed Date: 26 February
2016.....

David Bartos, Chairperson

D. IRWIN

Signature of Witn

ate..... 26th February 2016

Name of witness: DAVID J. IRWIN

Address: 1 COWPER VILLAGE,
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