



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/15/0251

Re : Property at42B Court Street, Dundee DD3 7QQ
..... ("the Property")

ALL and WHOLE the subjects known as and forming 42B Court Street, Dundee DD3 7QQ more particularly described in Land Certificate Title number ANG47982 ("the Property")

The Parties:-

Rafiq Suleman and Mrs Parveen Suleman, 5 Winchdon Close, Leicester LE5 0NE ("the Landlord")

Andrew Burns, 42B Court Street, Dundee DD3 7QQ ("the 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 24 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 John Miller McHugh, solicitor, 65 Haymarket Terrace, Edinburgh, Chairperson of the Private Rented Housing Committee at Edinburgh on 19 April 2016 before this witness:-

Evelyn Lonie witness

John McHugh Chairman

EVELYN LONIE name in full

65 HAYMARKET TERRACE Address

EDINBURGH

LEGAL SECRETARY Occupation



DETERMINATION BY PRIVATE RENTED HOUSING COMMITTEE
STATEMENT OF DECISION OF THE PRIVATE RENTED HOUSING COMMITTEE
UNDER SECTION 60
OF THE HOUSING (SCOTLAND) ACT 2006

In connection with

Property at 42B Court Street, Dundee DD3 7QQ (hereinafter referred to as “the House”)

Andrew Burns, 42B Court Street, Dundee DD3 7QQ (hereinafter referred to as “the Tenant”)

Rafiq Suleman and Mrs Parveen Suleman, 5 Winchdon Close, Leicester LE5 0NE (hereinafter referred to as “the Landlord”)

PRHP REFERENCE PRHP/RP/15/0251

The Committee comprised the following members:

John McHugh, Chairperson
Geraldine Wooley, Surveyor Member

DECISION

The Committee, having carried out a further inspection of the House, determined that the work required by the Repairing Standard Enforcement Order served on 24 November 2015 (“the RSEO”) had been completed and resolved to issue a Certificate of Completion of Work.

The decision of the Committee was unanimous.

Background

The RSEO required the Landlord to complete the following work within 28 days of service of the RSEO:

- 1 To produce an Electrical Installation Condition Report prepared by a qualified electrician who is or whose employer is registered with NICEIC, SELECT or NAPIT, which confirms that the electrical installations within the House are in safe, working order.
- 2 To repair the living room and kitchen walls so that they are free of holes, such repair to provide a reasonable standard of insulation in the repaired areas.

Reasons for the Decision

The Landlord has produced an EICR dated 10 November 2015 which confirms that the electrical installations are in satisfactory condition.

On 22 January 2016, at an inspection carried out by the Surveyor Member, the required repairs to the kitchen wall were found to have been completed. The works to the living room wall were superficial and did not provide adequate insulation.

On 15 April 2016, at an inspection carried out by the Committee, the repairs required to the living room wall were found to have been completed to a satisfactory standard.

Accordingly, all works required by the RSEO have been completed.

Right of Appeal

Section 64 of the Act provides a right of appeal to a landlord or tenant aggrieved by a decision of a private rented housing committee. An appeal may be made to the Sheriff within 21 days of the Landlord or Tenant being informed of the decision.

Where such an appeal is made, the effect of the decision and 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.

John McHugh

John McHugh
Chairperson

Date: 19 April 2016