



Certificate of Completion of Work
Issued by the Private Rented Housing Committee
Under Section 60 of the Housing (Scotland) Act 2006

Reference Number: PRHP/RP/15/0255

Re: Property at 56 Whitson Road, Edinburgh, EH11 3BS all as more particularly described in and registered in Land Certificate MID122793 (hereinafter referred to as "the property").

The Parties:-

Miss Stacey Robertson ("the Tenant")

HMK Properties Limited, 2A Lord Street, Douglas, Isle of Man, IM1 2BD ("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 18 October 2016 has been completed. Accordingly, the said Repairing Standard Enforcement Order relative to the property has been discharged.

A landlord or 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 typewritten in this page are executed by Patricia Anne Pryce, solicitor, Europa House, 450 Argyle Street, Glasgow, chairperson of the Private Rented Housing Committee at Glasgow on 25 November 2016 before this witness:-

P. PRYCE

J. KANE

Chairperso

Witness

Name

JANET KANE

Address

1 ATLANTIC QUAY

Occupation

45 ROBERTSON STREET, GLASGOW
G2 8JB

CAREWORKER / CLERK.



**Statement of Decision of the Private Rented Housing Committee
Under Section 60 (5) of the Housing (Scotland) Act 2006**

Reference Number: PRHP/RP/15/0255

Re: Property at 56 Whitson Road, Edinburgh, EH11 3BS ("the Property ")

The Parties:-

Miss Stacey Robertson ("the former Tenant")

HMK Properties Limited, 2A Lord Street, Douglas, Isle of Man, IM1 2BD ("the Landlord")

The Committee comprised:-

Patricia Anne Pryce	-	Chairperson
Charles Reid Thomas	-	Surveyor Member

Decision

The Committee, having made such enquiries as they saw fit for the purposes of determining whether the Landlord had complied with the Repairing Standard Enforcement Order dated 18 October 2016 in respect of the property, and taking account of the written information provided by the Landlord, determined that the Landlord has complied with the terms of the said Repairing Standard Enforcement Order and so the Committee resolved to issue a Certificate of Completion in respect of the works required by the said Repairing Standard Enforcement Order.

Background

1. On 18 October 2016, 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 Landlord to:-
 - (a) To produce a Portable Appliance Test (PAT) on all portable electrical appliances and equipment supplied by the Landlord and located within the property.

- (b) To produce a report by a suitably qualified Gas Safe registered engineer to address the state of repair and working order of all gas appliances in the property.
 - (c) To produce an Energy Performance Certificate in respect of the property.
3. The Committee ordered that the works specified in the RSEO were to be carried out and completed within 28 days of the date of service of the Notice, that is, by 18 November 2016.
 4. Written confirmation was received by the Committee from the Landlord that, as the Landlord did not provide any electrical equipment, no PAT certificate was required. The Landlord provided the documents required in terms of parts (b) and (c) of the RSEO. Given the foregoing, no re-inspection of the property was required.
 5. Accordingly, the Committee resolved that the RSEO had been complied with in full and that a Certificate of Completion under Section 60 (5) of the Act would be issued.

Decision

The decision of the Committee was to grant a Certificate of Completion under Section 60(5) of the Act. This decision was unanimous.

Right of Appeal

In terms of Section 63 of the Act, 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 of the Act

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.

P. PRYCE

Patricia Anne Pryce

25 November 2016