



## 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/15/0264

Re: Property at Ground Floor Left, 434 Auchmill Road, Aberdeen, AB21 9NN ("the Property")

Title Number: ABN92179

The Parties:-

Mr Barry Black, residing at Ground Floor Left, 434 Auchmill Road, Aberdeen, AB21 9NN ("the Tenant")

Michael Burnett & Mrs Ann Burnett, Spouses, residing together at 41 Allan Road, Killearn, Glasgow, G63 9QF ("the Landlords")

### 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 8 December 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 9 May 2016 before this witness:-

**E Miller**

Chairman

A handwritten signature in black ink, appearing to read 'Claire Robertson', written over a horizontal line.

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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**Re: Property at Ground Floor Left, 434 Auchmill Road, Aberdeen, AB21 9NN (“the Property”)**

**The Parties:-**

**Mr Barry Black, residing at Ground Floor Left, 434 Auchmill Road, Aberdeen, AB21 9NN (“the Tenant”)**

**Michael Burnett & Mrs Ann Burnett, Spouses, residing together at 41 Allan Road, Killearn, Glasgow, G63 9QF (“the Landlords”)**

### Decision

The Committee, having made such enquiries as was appropriate for the purposes of determining whether the Landlord has 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 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 8 December 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 8 December 2015. The RSEO required the Landlord:-
  - (a) to carry out such works of repair or replacement as are necessary to the windows the property to render them properly wind and water tight, capable of opening and closing properly and generally meet the repairing standard.
3. A re-inspection of the Property was carried out on 30 March 2016 by Mr A Anderson, the Surveyor Member of the Committee. At that point no works had been carried out by the Landlord, although he had indicated that the new windows were in order. On 31 March 2016 the Landlord provided evidence that the works had been completed the following day and provided pictorial evidence of this as well as an invoice from the window contractor. The Tenant responded to confirm that the works had been carried out and he was now satisfied with everything.
4. The Committee (comprising Mr E K Miller, Chairman and Legal Member, Mrs L Robertson, Housing Member and Mr A Anderson, Surveyor Member) considered the matter. Whilst the Committee were disappointed to note that the Landlord had not complied with the works within the required timescale, nonetheless it was apparent that the works had now been attended to. The Tenant had confirmed that he was satisfied. It was apparent to the Committee from the information provided that new windows had been provided to a satisfactory standard. In the circumstances the Committee were satisfied that the RSEO should be lifted and a Certificate of Completion discharging the RSEO under Section 60 of the Act be granted.

### Decision

5. The Committee's decision was to lift the RSEO and grant a Certificate of Completion discharging the RSEO.

6. The decision of the Committee was unanimous.

**Right of Appeal**

7. **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**

8. 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.

Signed E Miller Date 27/5/16  
Chairperson