



Certificate of Completion of Works

Issued by the Private Rented Housing Committee

Under Section 60 of the Housing (Scotland) Act 2006

prhp Ref: PRHP/RP/15/0289

Re : Property at 2F1 8 Brandon Terrace, Edinburgh EH3 5EA ("the Property")

Title Number: MID67220

The Parties:-

Javier Garcia-Maurino Espino, residing at 2F1 8 Brandon Terrace, Edinburgh EH3 5EA ("the Tenant")

Yousaf Hussain, residing at 29A London Street, Edinburgh, EH3 6LY ("the Landlords")

Committee Members

Paul Doyle, legal member, and
Charles Reid-Thomas, surveyor member

CERTIFICATE OF COMPLETION

The Private Rented Housing Panel hereby certify that the work required by the Repairing Standard Enforcement Order relative to the property, served on 15 January 2016 has been completed. Accordingly, the said Repairing Standard Enforcement Order relative to the property has been discharged.

A landlord or a 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.

In witness whereof these presents typewritten on this page are executed by Paul Doyle, Solicitor, 24 Haddington Place, Edinburgh, Chairperson of the Private Rented Housing Committee at Edinburgh on 3 June 2016 before Emma Doyle, 24 Haddington Place, Edinburgh.

E. DOYLE

P. DOYLE

witness



Statement of Facts and Reasons for Decision to Grant a Certificate of Completion of Works under Section 16 of the Housing (Scotland) Act 2006

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Re : Property at 2F1 8 Brandon Terrace, Edinburgh EH3 5EA ("the Property")

Title Number: MID67220

The Parties:-

Javier Garcia-Maurino Espino, residing at 2F1 8 Brandon Terrace, Edinburgh EH3 5EA ("the Tenant")

Yousaf Hussain, residing at 29A London Street, Edinburgh, EH3 6LY ("the Landlords")

Committee Members

Paul Doyle, legal member, and
Charles Reid-Thomas, surveyor member

Statement of Facts and Reasons

1 On 15 January 2016, the Private Rented Housing Committee issued a decision requiring the landlord to comply with the Repairing Standard Enforcement Order made by the Committee on 11 January 2016. On 5 April 2016, the surveyor member of the Committee inspected the property. The surveyor member then prepared a report in which he recorded *inter alia*.

"Works in RSEO undertaken:

(i) Work with the proprietor of flat 3F1 8 Brandon Terrace, Edinburgh (and his agents), to ensure that the leaks from faulty plumbing in that property are remedied and that any works necessary on the joists separating this property from that property are carried out. It is understood that the the leaks and repairs in the upstairs bathroom have been carried out. All timbers have been treated (Landlord to send through to PRHP note from Kingston Preservation of treatment undertaken).

(ii) Provide the Private Rented Housing Panel with a copy of the report (instructed on 5 January 2015) from Kingston Property Preservation within 14 days of today's date, and thereafter to join with the proprietor of flat 3F1 8 Brandon Terrace, aforesaid, in completing the works recommended by that report. A copy of the email (dated 25th January 2016) sent by Kingston Preservation to the landlord was forwarded to PRHP on the 26th January 2016.

(iii) Thereafter, to carry out all necessary plumbing, electrical, refitting and decoration works to reinstate the bath/shower-room in this property, returning the room to at least the standard it was in in July 2014. A new shower room has been installed."

2. A copy of the surveyor member's report is attached hereto. The committee refer to that report for its terms and adopt it as part of their findings in fact *brevitatis causa*.

3. The surveyor members report was circulated to both the applicant and respondent, who were invited to provide their comments and reactions to the contents of the report within 14 days. Neither party responded.

4. After the inspection and the period of consultation with parties, and placing reliance on the surveyor member's unchallenged report, the Committee is satisfied that the works required by the Repairing Standard Enforcement Order have been carried out and that the Repairing Standard Enforcement Order had been complied with.

5. In the circumstances, the Committee is satisfied that all works required by the Repairing Standard Enforcement Order had been carried out satisfactorily. Accordingly, the Committee decides to grant a certificate of completion.

6. A landlord or a 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.

7. Where such an appeal is made, the effect is that decision and the certificate are suspended until the appeal is abandoned or finally determined. Where the appeal is abandoned or finally determined by confirming the decision, the decision and certificate are to be treated as having effect from the day on which the appeal is abandoned or so determined.

P. DOYLE

Signed

18 May 2016

Paul Doyle
Chairperson



PRHP Re-inspection report

Property: 2F1 8 Brandon Terrace, Edinburgh EH3 5EA
Ref no: PRHP/RP/15/0289
Surveyor : D. Charles Reid Thomas
Access: Re-inspected 5.4.16 accompanied by Yousaf Hussain (landlord)
RSEO: works required by RSEO

- (i) Work with the proprietor of flat 3F1 8 Brandon Terrace, Edinburgh (and his agents), to ensure that the leaks from faulty plumbing in that property are remedied and that any works necessary on the joists separating this property from that property are carried out.
- (ii) Provide the Private Rented Housing Panel with a copy of the report (instructed on 5 January 2015) from Kingston Property Preservation within 14 days of today's date, and thereafter to join with the proprietor of flat 3F1 8 Brandon Terrace, aforesaid, in completing the works recommended by that report.
- (iii) Thereafter, to carry out all necessary plumbing, electrical, refitting and decoration works to reinstate the bath/shower-room in this property, returning the room to at least the standard it was in in July 2014.

Works in RSEO undertaken:

- (i) Work with the proprietor of flat 3F1 8 Brandon Terrace, Edinburgh (and his agents), to ensure that the leaks from faulty plumbing in that property are remedied and that any works necessary on the joists separating this property from that property are carried out. **It is understood that the the leaks and repairs in the upstairs bathroom have been carried out. All timbers have been treated (Landlord to send through to PRHP note from Kingston Preservation of treatment undertaken).**
- (ii) Provide the Private Rented Housing Panel with a copy of the report (instructed on 5 January 2015) from Kingston Property Preservation within 14 days of today's date, and thereafter to join with the proprietor of flat 3F1 8 Brandon Terrace, aforesaid, in completing the works recommended by that report. **A copy of the**

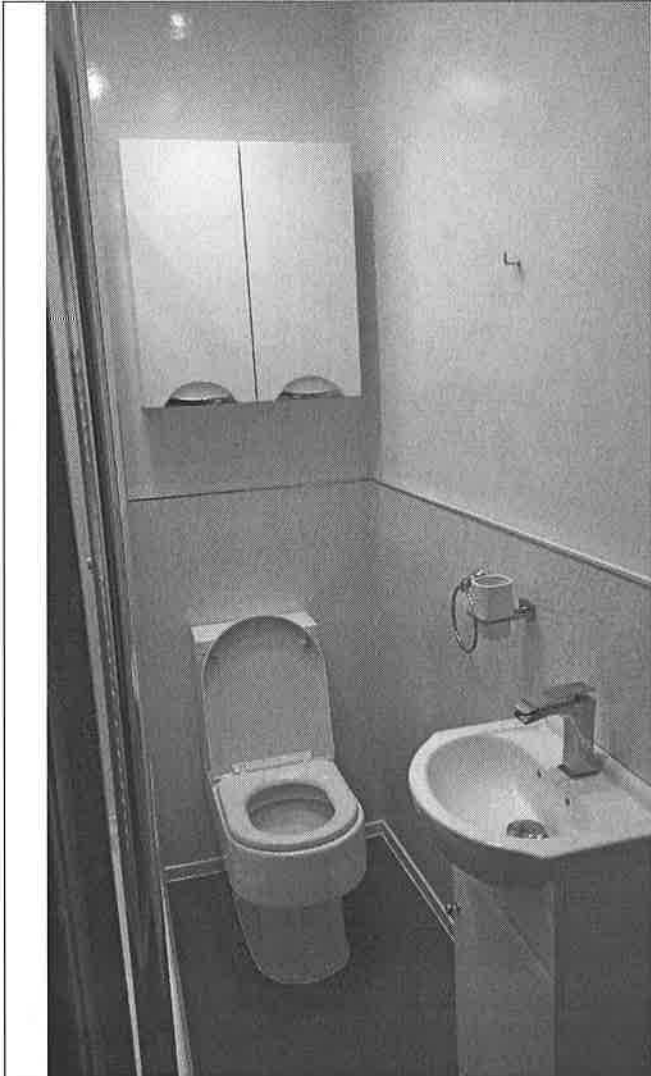
email (dated 25th January 2016) sent by Kingston Preservation to the landlord was forwarded to PRHP on the 26th January 2016.

(iii) Thereafter, to carry out all necessary plumbing, electrical, refitting and decoration works to reinstate the bath/shower-room in this property, returning the room to at least the standard it was in in July 2014. **A new shower room has been installed.**

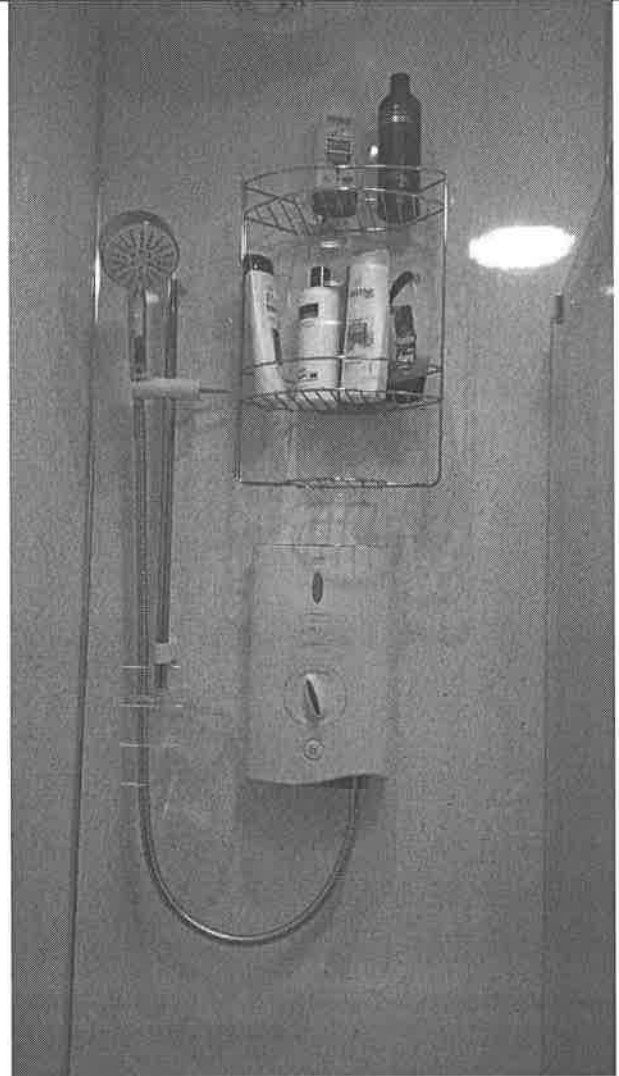
Davidson & Robertson

RURAL

Photographic Record of: 2F1, 8 Brandon Terrace, Edinburgh, EH3 5EA
Reinspection 5.4.16



Bathroom completely stripped back and new shower room installed



Bathroom completely stripped back and new shower room installed