



Certificate of completion of work

Issued by the Private Rented Housing Committee

Under section 60 of the Housing (Scotland) Act 2006

Case Reference Number: PRHP/RP/15/0316

Re: 79A Dean Road, Bo'ness, Falkirk EH51 9BA ("the property")

Land Register Title No: WLN2316

The Parties:-

Ms Irene Burt, formerly residing at the property ("the tenant")

**Mrs Margaret Elizabeth Morrison Goodwin, residing at 14 Dundas Street,
Bo'ness, Falkirk EH51 0DG ("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 issued by the committee on 10 March 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 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 printed on this and the following page are executed by Sarah O'Neill, solicitor, chairperson of the Private Rented Housing Committee, at Glasgow on the 2nd day of October 2016 before this witness:

S O'Neill

_____ witness _____

_____ chairperson

ERIC JOHNSON name in full

50 LAIRD DALE Address

GARDENS

GLASGOW G12 9QT

TRAVEL Occupation



Determination of the Private Rented Housing Committee

Statement relative to Certificate of Completion of Work issued by the Private Rented Housing Committee under Section 60 of the Housing (Scotland) Act 2006

Case Reference Number: PRHP/RP/15/0316

Re: 79A Dean Road, Bo'ness, Falkirk EH51 9BA ("the property")

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The Parties:-

Ms Irene Burt, formerly residing at the property ("the tenant")

Mrs Margaret Elizabeth Morrison Goodwin, residing at 14 Dundas Street, Bo'ness, Falkirk EH51 0DG ("the landlord")

The committee: – Sarah O'Neill (Chairperson); George Campbell (Surveyor Member)

1. The Private Rented Housing Committee ('the committee') issued a Repairing Standard Enforcement Order (RSEO) in respect of the property on 10 March 2016.
2. The RSEO required the landlord to:
 - 1) Allow sufficient time for the damp areas within the property to dry out in order to ensure that the property is wind and watertight, and that the roof is in a reasonable state of repair and in proper working order.
 - 2) Carry out the necessary repairs to the structural crack in the outside gable wall to ensure that the wall is in a reasonable state of repair and in proper working order.
 - 3) Once the necessary repairs to the external structural crack have been completed, carry out the necessary internal repairs to the utility room

wall to ensure that the wall is in a reasonable state of repair and in proper working order.

- 4) Once the damp areas have had time to dry out, carry out the necessary repairs to the living room wall to ensure that the wall is in a reasonable state of repair and in proper working order.
 - 5) On completion of the repair works, ensure that all affected finishes and decoration are restored to an acceptable standard.
3. The committee ordered that the works specified in the RSEO must be carried out and completed within six months of the date of service of the RSEO.
 4. The surveyor member of the committee carried out a re-inspection of the property on 19 September 2016. The surveyor member's re-inspection report, including photographs which were taken during the inspection, is attached as a schedule to this statement. He found that all of the works required by the RSEO had been completed satisfactorily.
 5. The committee therefore determined that the works required by the RSEO have been completed, and that the appropriate Certificate of Completion in terms of section 60 of the Housing (Scotland) Act 2006 should be issued.

Right of Appeal

6. A landlord or tenant aggrieved by the decision of the committee may appeal to the sheriff by summary application within 21 days of being notified of that decision.
7. The appropriate respondent in such appeal proceedings is the other party to the proceedings and not the panel or the committee which made the decision.

Effects of Section 63

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

S O'Neill

02/10/16

Signed.....
Chairperson

Date...