



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/15/0349

Re: Top Floor Left, 116 Auchmill Road, Bucksburn, Aberdeen AB21 9LR ("the property")

Land Register Title No: ABN6942

The Parties:-

Mr Michael Ogston, formerly residing at the property ("the tenant")

Mrs Elaine Paterson, 4 Market Square, Inch, Aberdeenshire AB52 5LD ("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 17 February 2016, and varied on 7 May 2016 and varied again on 17 August 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 7th day of November 2016 before this witness:

S O'Neill

witness

chairperson

Janet Kane name in full

Europa Building Address

450 ARGYLE STREET

GLASGOW G2 8LH

Careworker / Clerk 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

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The Parties:-

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Mrs Elaine Paterson, 4 Market Square, Inch, Aberdeenshire AB52 5LD ("the landlord")

Committee Members – Sarah O'Neill (Chairperson); Mark Andrew (Surveyor Member)

1. The Private Rented Housing Committee ('the committee') issued a Repairing Standard Enforcement Order (RSEO) in respect of the property on 17 February 2016.
2. The RSEO required the landlord to:
 - 1) Have the kitchen ceiling checked by a reputable contractor to establish whether it is safe, and repair the ceiling as necessary to ensure that it is wind and watertight, free of draughts and in all other respects reasonably fit for human habitation.

- 2) Repair or replace the front and rear windows, including the window panes, as necessary to ensure that they are in a reasonable state of repair and in proper working order.
 - 3) Engage a suitably qualified and registered SELECT or NICEIC electrical contractor to carry out an Electrical Installation Condition Report (EICR) on the entire electrical installation of the property.
 - 4) Carry out works as recommended by that EICR to ensure that any Category 1 or Category 2 repairs are addressed and that the electrical installation is safe, functional and in proper working order, and provide a Domestic Electrical Installation Certificate for any works carried out.
 - 5) Repair or replace the light in the landing above the front door as necessary to ensure that it is in a reasonable state of repair and in proper working order.
 - 6) Have the close ceiling on the top floor of the tenement checked by a reputable contractor to establish whether it is safe, and repair the ceiling as necessary to ensure that it is in a reasonable state of repair and in proper working order.
 - 7) Fix the bathroom sink securely to the wall, so that it is in a reasonable state of repair and in proper working order.
 - 8) On completion of all the above works, ensure that all affected finishes and decoration are restored to an acceptable standard, particularly the ceiling in the kitchen.
3. The committee ordered that the works specified in the RSEO must be carried out and completed within two months of the date of service of the RSEO.
 4. On 7 May 2016, the committee issued a variation of the RSEO, extending the period for the completion of the works for three months until 17 July 2016. On 17 August 2016, the committee issued a further variation of the RSEO to allow the landlord further time to complete the works, extending the period allowed for the completion of the works until 30 September 2016.
 5. The surveyor member of the committee carried out a re-inspection of the property on 25 October 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.

6. The committee therefore determined that the works required by the RSEO have been completed satisfactorily, and that the appropriate Certificate of Completion in terms of section 60 of the Housing (Scotland) Act 2006 should be issued.

Right of Appeal

7. 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.
8. 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

9. 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

Signed....
Chairperson

Date..... 7/11/16