



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/16/0001

Re: Property at 2 Laing Street, Dundee, DD3 7BW ("the Property")

Title No: ANG31071

The Parties:-

MR RASHID REFAH c/o 224 Broughty Ferry Road, Dundee, DD4 6LD ("the Landlord")

MR AFTAB HUSSAIN residing at 2 Laing Street, Dundee, DD3 7BW ("the Tenant")

CERTIFICATE OF COMPLETION

The Private Rented Housing Committee hereby certifies that the work required by the **Repairing Standard Enforcement Order** relative to the Property served on 15 April 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 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 2 September 2016 before this witness:

Lindsay Johnston

Ewan Miller

Chairman witness

Lindsay Johnston
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

prhp Ref: PRHP/RP/16/0001

Re: Property at 2 Laing Street, Dundee, DD3 7BW ("the Property")

The Parties:-

MR AFTAB HUSSAIN formerly residing at 2 Laing Street, Dundee, DD3 7BW ("the Tenant")

MR RASHID REFAH c/o 224 Broughty Ferry Road, Dundee, DD4 6LD ("the Landlord")

Decision

The Committee, having made such enquiries as it saw fit for the purposes of determining whether the Landlord had 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 the terms of the RSEO and resolved to issue a Certificate of Completion in terms of the works required by the RSEO.

Background

1. By Decision dated 15 April 2016, 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 15 April 2016. The RSEO required the Landlord:-
 - (a) to carry out such works of adjustment, repair or replacement to the glass door between the lounge and kitchen in order that it opens and shuts in the proper manner.
 - (b) to install a heat detector in the kitchen and a smoke detector in the lounge. The Landlord is also required to replace the smoke detector in the lower hallway, all of the foregoing to be hardwired and interlinked.
 - (c) To install carbon monoxide detectors compliant with the repairing standard.
 - (d) To replace the toilet seat in the downstairs cloakroom.
 - (e) Should the Tenant be unable to reinstall the shower curtain, then the Landlord to install a new shower curtain over the bath in the main bathroom.
 - (f) To repair or replace the loose tile at the bathroom threshold.
 - (g) To provide a clear electrical installation condition report and to carry out any works required to ensure there are not items marked "C1" or "C2"

- (h) To ensure that the extractor fan in the bathroom runs only for a reasonable period (c.10 minutes) after the lights are switched off.

The RSEO required the Landlord to carry out the works within a period of 28 days from the date of service of the Notice.

- 3. In June 2016 the Property was reinspected by Mr Harry Maclean, the original Surveyor Member of the Committee. The Tenant gave access and the Landlord was also present.
- 4. The Surveyor Member noted that the glass door between the lounge and kitchen was now in proper working order and opened and shut properly.

The Surveyor Member noted that the appropriate smoke and heat detection had now been installed in the Property as had carbon monoxide detectors.

The toilet seat in the downstairs cloakroom had been replaced.

A new shower curtain over the bath in the main bathroom had been installed.

The loose tile at the bathroom threshold had been repaired.

A clear electrical installation condition report had been exhibited.

The bathroom extractor fan appeared to be in proper working order and timing correctly.

- 5. The Committee subsequently considered matters. The Committee noted that the Tenant had left the Property since the date of inspection. The Committee considered that all areas listed within the RSEO had been addressed by the Landlord and compliance had been achieved. The Committee was satisfied that there was no longer any breach of the repairing standard. The Committee was satisfied that it was appropriate that the RSEO should be lifted and a Certificate of Completion discharging the RSEO under Section 60 of the Act should be granted.

Decision

- 6. The Committee's decision was to lift the RSEO and grant a Certificate of Completion discharging the RSEO
- 7. The decision of the Committee was unanimous.

Right of Appeal

- 8. **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

- 9. 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 **Ewan Miller** Date..... 2/9/16
Chairperson