



Certificate of Completion of work

**Issued by the Private Rented Housing Committee
Under section 60 of the Housing (Scotland) Act 2006**

Reference number: PRHP/RT/16/0023

Re: Property Situated at and known as the Ground Floor Flat, Old Coach House, Cameron Close, Lockerbie, DG11 2FG, being part of the subjects registered in the Land Register of Scotland under Title Number DMF4197 ("the Property")

The Parties:

Mr Tahsin Yildiz, residing at 45 Brooke Street, Dumfries, DG1 2JL ("the Landlord")

Dumfries and Galloway Council, Municipal Buildings, Buccleuch Street, Dumfries, DG1 2AD ("Third Party Applicant")

CERTIFICATE OF COMPLETION

The Private Rented Housing Committee ("the Committee") hereby certifies that the work required by the Repairing Standard Enforcement Order ("RSEO") relative to the Property dated 5 April 2016 has been completed. Accordingly, the said RSEO relative to the property has been discharged.

A Landlord or a Tenant aggrieved by this decision of the 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 page only are executed by Andrew Stuart Cowan, chairperson of the Private Rented Housing Committee at Glasgow on 23 June 2016 before this witness:-

A. COWAN 

Signed _____
Andrew Cowan, Chairperson

L. NCMANUS

.....Witness
Laura McManus, Secretary, 7 West George Street, Glasgow, G2 1BA



Determination by Private Rented Housing Committee

**Decision to grant a Certificate of Completion of work
Under Section 60 of the Housing (Scotland) Act 2006 and a
revocation of a Rent Relief Order under Section 27 of the Housing
(Scotland) Act 2006**

Reference number: PRHP/RT/16/0023

Re: Property Situated at and known as the Ground Floor Flat, Old Coach House, Cameron Close, Lockerbie, DG11 2FG, being part of the subjects registered in the Land Register of Scotland under Title Number DMF4197 ("the Property")

The Parties:

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Dumfries and Galloway Council, Municipal Buildings, Buccleuch Street, Dumfries, DG1 2AD ("Third Party Applicant")

Decision

The Private Rented Housing Committee ("the Committee"), having made such enquiries as it saw fit for the purpose of determining whether the Landlord has complied with the requirements of the Repairing Standard Enforcement Order ("RSEO") dated 5 April 2016, in relation to the Property concerned determined that the Landlord has now complied with the terms of that RSEO and that it is accordingly appropriate to grant a Certificate of Completion.

Statement of facts and reasons

1. The Committee issued a RSEO in respect of the Property on 5 April 2016.
2. The Surveyor Member of the Committee re-inspected the Property on 20th May 2016 in order to ascertain whether the work required by the RSEO had been completed.

3. At the re-inspection, the Surveyor Member noted that the Landlord had carried out works to the French doors at the Property so that they are now capable of locking, secure, wind and watertight and otherwise in proper working order. The Landlord indicated that an Electrical Installation Condition Report had been prepared in relation to the Property. A copy of that Certificate had not been exhibited to the Committee by the date of the Surveyor Member's re-inspection of the Property.
4. Following the re-inspection of the Property, the Landlord made available an Electrical Installation Condition Report in respect of the Property which confirms that the overall assessment of the electrical installations in terms of their suitability for continued use at the Property are satisfactory.
5. In all the circumstances the Committee are satisfied that the requirements of the RSEO have been complied with and that it is appropriate to grant a Certificate of Completion.

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.

Effect of Section 63

7. 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.

A. COWAN

Signe
Andrew Cowan, Chairperson
L. MCMANUS

Date 23 June 2016

.....Witness
Laura McManus, Secretary, 7 West George Street, Glasgow, G2 1BA

PRHP Re-Inspection Report



Property – Ground Floor Flat, Old Coach House, Cameron Close, Lockerbie, DG11 2FG

Reference- PRHP/RP/16/0023

Surveyor – Andrew Taylor, MRICS

Previous Inspections – Full Committee – 12 noon, 31st March 2016

Re-inspection – 10.30am, 20th May 2016

Weather – Dry and sunny.

In Attendance – Mr Tahsin Yildiz, Landlord

Purpose of Re-inspection - To establish if the work required under the Repairs Standard Enforcement Order had been completed.

RSEO – In terms of the RSEO issued on 5th April 2016 the Landlord was required to carry out such work as was necessary to ensure that the house meets the repairing standard and in particular the following specific areas: -

- (a) Carry out such works as required to ensure that the French doors to the property are capable of locking, secure, wind and watertight and in proper working.
- (b) Carry out a certificated electrical condition check (EICR) on the entire electrical installation of the property, by a suitably qualified and registered SELECT or NICEIC electrical contractor.

Carry out works as recommended by that check to ensure that the entire electrical installation is safe, functional and in proper working order. Carry out all ancillary works and decoration associated with these works

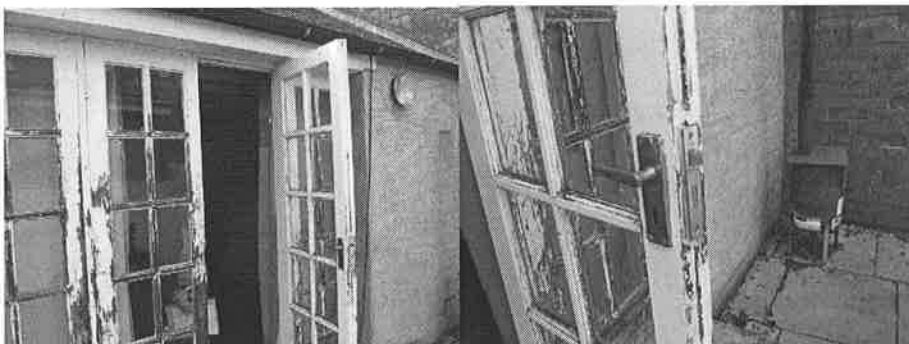
Works In RSEO Carried Out

- (a) Works have been carried out to the French doors such that they are capable of locking, secure, wind and watertight and in proper working.
- (b) The electrical sockets in the living room and bedroom are now working.

Works In RSEO Outstanding

- a) Provide an Electrical Installation Condition Report (EICR). The landlord stated that this has been carried out but that he was awaiting the paperwork.

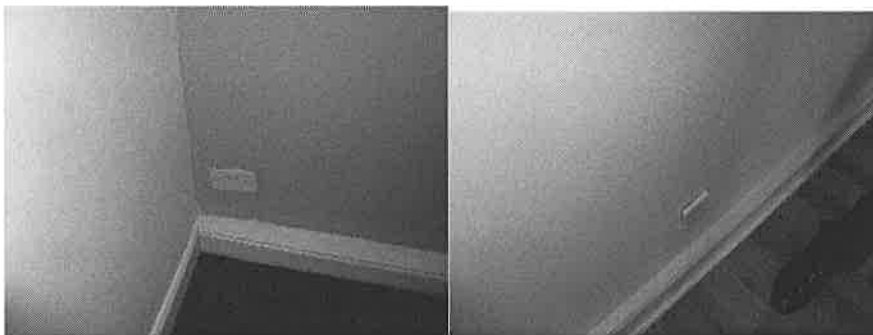
Photographs



Patio Door March 2016



Patio Door May 2016



Electrical Sockets March 2016



Electrical Sockets May 2016

Andrew Taylor MRICS

Surveyor Member, PRHP

26th May 2016