



**CERTIFICATE OF COMPLETION OF WORK  
ISSUED BY THE PRIVATE RENTED HOUSING COMMITTEE  
UNDER SECTION 60 OF THE HOUSING (SCOTLAND) ACT 2006**

**Re: Property at 52 Grant Street, Burghead, Elgin, IV30 5TX being part of the subjects described in and disposed by Disposition by Michael Ralph to Daniel John Ralph and Kathleen Stuart Ralph recorded GRS for the County of Elgin (now Moray) 2<sup>nd</sup> July 1992 ('The Property')**

**The Parties:**

**Mr Barry Farmer residing at 52 Grant Street, Burghead, Elgin, IV30 5TX  
(‘The Tenant’)**

**Daniel John Ralph and Kathleen Stuart Ralph residing at Cladach, Brander Street,  
Burghead, IV30 5UD (‘The Landlords’)**

**Certificate of Completion**

The Private Rented Housing Committee hereby certifies that the work required by the Repairing Standard Enforcement Order relative to the Property dated 13<sup>th</sup> April 2016 has been completed. Accordingly, the said Repairing Standard Enforcement Notice relative to the property has been discharged.

**A landlord or tenant aggrieved by this decision of the Private Rented Housing Committee may appeal to the Sheriff by way of Summary Application within 21 days of being notified of that decision.**

In witness whereof these presents typewritten on this page are executed by Helen Forbes, solicitor, chairperson of the Private Rented Housing Committee at Inverness on 6<sup>th</sup> July 2016

before this witness:-

Alana MacKenzie  
\_ (Witness)

Helen Forbes  
\_ (Chairperson)

Witness:- Alana MacKenzie, 2<sup>nd</sup> Floor, 16 Union Street, Inverness, IV1 1PL



**DETERMINATION BY PRIVATE RENTED HOUSING COMMITTEE**

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

**Re: Property at 52 Grant Street, Burghead, Elgin, IV30 5TX being part of the subjects described in and disposed by Disposition by Michael Ralph to Daniel John Ralph and Kathleen Stuart Ralph recorded GRS for the County of Elgin (now Moray) 2<sup>nd</sup> July 1992 ('The Property')**

**Case Ref: PRHP/RP/16/0052**

**The Parties:**

**Mr Barry Farmer residing at 52 Grant Street, Burghead, Elgin, IV30 5TX  
(‘The Tenant’)**

**Daniel John Ralph and Kathleen Stuart Ralph residing at Cladach, Brander Street,  
Burghead, IV30 5UD (‘The Landlords’)**

**Decision**

1. Further to a decision of the Private Rented Housing Committee dated 13<sup>th</sup> April 2016, the Committee issued a Repairing Standard Enforcement Order (‘RSEO’) in respect of the Property. The members of the Committee were Helen Forbes, Chairperson, and Sara Hesp, Surveyor Member. The RSEO was in the following terms:-

Within four weeks of the date of service of the RSEO, the Landlord was required to:

1. Ensure that the outer storm doors at the front of the Property are wind and watertight.
  2. Install satisfactory thermal insulation in the loft of the Property.
2. A re-inspection of the Property conducted by the surveyor member of the Committee took place on 8<sup>th</sup> June 2016 to verify that the works had been carried out.

3. On 10<sup>th</sup> June 2016 the surveyor member produced a report with photographs for the Committee demonstrating that the above requirements of the RSEO had been complied with to a satisfactory standard. Said report with photographs is produced as relative hereto.
4. Thereafter, the Committee considered whether or not it was appropriate to find that the works required by the RSEO had been completed and the appropriate Certificate of Completion in terms of section 60 of the 2006 Act should be issued. The Committee agreed that the appropriate Certificate should be issued.

### **Right of Appeal**

5. A landlord or tenant aggrieved by this decision of the Private Rented Housing Committee may appeal to the Sheriff by way of Summary Application within 21 days of being notified of the decision.

### **Effect of section 62 of the 2006 Act**

6. Where such an appeal is made, the effect of the decision and 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 decisions and the order will be treated as having effect from the day on which the appeal is abandoned or so determined.

**Helen Forbes,**

Chairperson  
Private Rented Housing Committee

Date: 6<sup>th</sup> July 2016

*This is the report referred to in the foregoing decision.*  
**Helen Forbes**



*Legal Member  
Cwmwys 6th July 2016*

## **PRHP Re-inspection report**



**Property:** 52 Grant Street, Burghead, Elgin IV30 5TX

**Ref no:** PRHP/RP/16/0052

**Surveyor:** Sara Hesp LLB(Hons) BA(Hons) MRICS ACI Arb

### **Access:**

I re-inspected the subject property on 8 June 2016 at 14 30. One of the landlords, Mr D Ralph and his agent, Cluny Estate Agents (Ms R Garner) attended at the arranged time and provided access. The tenant, Mr B Farmer, had moved out and the property was vacant.

The weather was dry, cloudy and warm.

### **Purpose of re-inspection:**

The purpose of this re-inspection is to investigate whether work required under the Repairing Standard Enforcement Order had been completed.

**The following repairs were required of the landlords by the Repairing Standard Enforcement Order dated 13 April 2016:**

- a) *To ensure that the outer storm doors at the front of the Property are wind and watertight.*
- b) *Install satisfactory thermal insulation in the loft of the Property.*

The landlords were given a time period of four weeks from the service of the Committee's decision to comply.

**Work carried out:**

a)



8 April 2016



8 June 2016

The landlords have carried out draught proofing to the letterbox and to the bottom of the front storm doors.

b)



8 April 2016



8 June 2016

The landlords have insulated the roof space above the rear bedroom using insulation board.

I have been unable to establish the extent of the ventilation remaining in this area and the landlords would be advised to check this area regularly to ensure that condensation does not develop in the roof space.

**Other observations**

I noted that the landlords have installed electric panel heating in the bedroom and a heated towel radiator in the adjacent bathroom.

**Comments**

The contents of this report will be distributed to the parties for their comment and will be referred to the full Committee of the Private Rented Housing Panel for their deliberation.

Sara Hesp

Surveyor Member  
Private Rented Housing Panel  
10 June 2016