



## **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/16/0059**

**Re : Property at 15B Walker Lane, Torry, Aberdeen, AB11 8BW ("the Property")**

**Title No: KNC19131**

### **The Parties:-**

**Mr Grant Walker, 15 Tormentil Crescent, Balmedie, Aberdeenshire AB23 8SY and Mr Christopher Clark, 11 Tormentil Crescent, Balmedie, Aberdeenshire AB23 8SY ("the Landlords")**

**Ms Izabela Borkiewicz, 15B Walker Lane, Torry, Aberdeen, AB11 8BW (represented by her agent, Ms Anna Dudeu, Golden Eagle Scotland Limited, 15A Huntly Street, Aberdeen, AB10 1TY) ("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 dated 5 May 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 typewritten on this and the preceding page are executed by Gillian Coutts Buchanan, Solicitor, Whitehall House, 33 Yeaman Shore, Dundee, DD1 4BJ, Chairperson of the Private Rented Housing Committee at Dundee on 18 July 2016 before this witness:-

S. KIDD

G. BUCHANAN

\_\_\_\_ witness

\_\_\_\_ Chairman

Ms Sarah Kidd  
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/16/0059**

**Re : Property at 15B Walker Lane, Torry, Aberdeen, AB11 8BW  
Land Register Title No. KNC19131 ("the Property")**

### **The Parties:-**

**Ms Izabela Borkiewicz, 15B Walker Lane, Torry, Aberdeen, AB11 8BW (represented by her agent, Ms Anna Dudeu, Golden Eagle Scotland Limited, 15A Huntly Street, Aberdeen, AB10 1TY) ("the Tenant")**

**Mr Grant Walker, 15 Tormentil Crescent, Balmedie, Aberdeenshire AB23 8SY and Mr Christopher Clark, 11 Tormentil Crescent, Balmedie, Aberdeenshire AB23 8SY ("the Landlords")**

### **Decision**

**The Committee, having made such enquiries as was appropriate 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 of the Property 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 respect of the works required by the RSEO.**

### **Background**

1. By way of a decision dated 5 May 2016, the 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 5 May 2016. The RSEO required the Landlord:-

To complete the works of refurbishment to the bathroom by the installation of suitable flooring, sufficient to render it compliant with the repairing standard.

The RSEO required the works to be carried out within 3 weeks.

3. On 28 June 2016 the Surveyor Member of the Committee, Mr Mark Andrew, attended at the Property. The Landlord, Mr Grant Walker, was present and gave access.

The Surveyor Member noted that since the original inspection the Landlord had:-

Laid a new vinyl floor in the bathroom.

4. The Committee (comprising Miss G Buchanan and Mr M Andrew) considered matters and was satisfied that the RSEO should be lifted and a Certificate of Completion discharging the RSEO under Section 60 of the Act would be granted.

### **Decision**

5. The decision of the Committee was unanimous.

### **Right of Appeal**

6. **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.**

7. **Effect of section 63**

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.

G. BUCHANAN

Signed ...  
Chairperson,



.. Date.....

18/7/16