



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/16/0081

Property at 37 Robertson Buildings, Barrack Street, Perth, PH1 5RE ("the Property")

Title No: PTH3366

The Parties:-

Mohammed Sarwar and Mohammed Asif Sarwar both residing at 33 Clepington Road, Dundee and Akhtar Noor Muhammed residing at 127 Pitkerro Road, Dundee all as Partners and Trustees of the Firm of P K Properties having a place of business at 33 Clepington Road, Dundee and represented by their agents A&S Properties, 1 County Place, Perth, PH2 8EE ("the Landlords")

Miss Megan Cassell, formerly residing at 37 Robertson Buildings, Barrack Street, Perth, PH1 5RE ("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 5 July 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 7 October 2016 before this witness:-

Ewan Miller

Chairman

Lindsay Johnston

Witness

Lindsay Johnston
Secretary
Thorntons Law LLP
Whitehall House
33 Yeaman Shore
Dundee
DD1 4BJ



Statement of decision of the Private Rented Housing Committee the Housing (Scotland) Act 2006

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Property at 37 Robertson Buildings, Barrack Street, Perth, PH1 5RE ("the Property")

The Parties:-

Miss Megan Cassell, formerly residing at 37 Robertson Buildings, Barrack Street, Perth, PH1 5RE ("the Tenant")

Mohammed Sarwar and Mohammed Asif Sarwar both residing at 33 Clepington Road, Dundee and Akhtar Noor Muhammed residing at 127 Pitkerro Road, Dundee all as Partners and Trustees of the Firm of P K Properties having a place of business at 33 Clepington Road, Dundee and represented by their agents A&S Properties, 1 County Place, Perth, PH2 8EE ("the Landlords")

Decision

The Committee, having made such enquiries as was appropriate for the purposes of determining whether the Landlords had complied with the Repairing Standard Enforcement Order ("RSEO") in relation to the Property concerned and taking account of the subsequent inspection by the Surveyor Member of 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 July 2016 the Private Rented Housing Committee had issued a Determination that the Landlords 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 July 2016, the RSEO require the Landlords:-
 - (a) to carry out such repair works as are necessary to rectify the ingress of water into the Property and to render it properly wind and watertight and otherwise meeting the repairing standard.
 - (b) To carry out such works of repair or replacement to the front lounge window to render it properly wind and watertight and compliant with the repairing standard.

The RSEO provided the Landlords were to carry out the works within a period of 28 days from the date of service of the RSEO.

3. On 29th September 2016 a further inspection of the Property was carried out by Mr David Godfrey, the original Surveyor Member of the Committee. The Tenant was not present nor represented having previously vacated the Property. The Landlords were not present but their agents Afzal and Sani Mohammed of A&S Properties were present and provided access.
4. The Surveyor Member reported that the roof above the bathroom had been repaired and the ceiling redecorated. Damp meter readings were taken and these were found to be satisfactory with no significant dampness recorded. The surveyor also noted that the seal to the lounge window had been replaced to an appropriate standard.

5. The Committee considered the results of the reinspection. The Committee had been disappointed that the Landlords' agents had taken so long to provide information regarding the works and to provide access. The Committee had agreed with the Landlords' agents at the original hearing that pictorial evidence of the works being carried out would be provided. This had not been forthcoming. However, as at the date of the reinspection, the Committee was satisfied that the appropriate works had been carried out. The ceiling of the bathroom and the lounge window had been attended to and therefore the Committee was satisfied that the Property was now compliant. Accordingly the Committee determined that the RSEO should be lifted and a Certificate of Completion discharging the RSEO under Section 60 of the Act would 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 Landlords 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 7/10/16
Chairperson