



Certificate of completion of work

Issued by the Private Rented Housing Committee

Under section 60 of the Housing (Scotland) Act 2006

prhp Ref: PRHP/EH47/175/11

Re : Property at 32 Bellalmond Crescent, East Whitburn, West Lothian , EH47 0JF ("the Property")

Title No: WLN11943

The Parties:-

Mari-Claire Ramsay, residing at 32 Bellalmond Crescent, East Whitburn, West Lothian ("the Tenant")

Olivia Hasan, residing at 9 Anderson Green, Livingston, West Lothian, EH54 8PW (represented by her agent, Najem Hasan, Scotplans Ltd, 9-14 Turnbull Way, Livingston, West Lothian, EH54 8RB ("the Landlord"))

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 28th December 2011 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 page is executed by Paul Doyle, solicitor, 24 Haddington Place, Edinburgh, chairperson of the Private Rented Housing Committee at Edinburgh on 20th day of February 2012 before this witness:-

K Duguid witness

P Doyle chairman

Katharine Duguid name in full

24 Haddington Pl. Address

Edinburgh

EH7 4AF

Secretary Occupation



**Statement of facts and reasons for Decision to grant a
Certificate of Completion of Work
Under Section 60 of the Housing
(Scotland) Act 2006**

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("the Tenant")**

**Olivia Hasan, residing at 9 Anderson Green, Livingston, West Lothian, EH54 8PW
(represented by her agent Najem Hasan, Scotplans Ltd, 9-14 Turnbull Way,
Livingston, West Lothian, EH54 8RB ("the Landlord"))**

NOTICE TO:-

Olivia Hasan, residing at 9 Anderson Green, Livingston, West Lothian, EH54 8PW

STATEMENT OF FACTS & REASONS.

- (1) On 28th December 2011 the Private Rented Housing Committee issued a decision requiring the Landlord to comply with the repairing standard enforcement order made by the Committee on 28th December 2011. On 1st February 2012 the surveyor member of the Committee inspected the property. After this inspection the Committee was satisfied that the works required by the repairing standard enforcement order had been carried out and that the repairing standard enforcement order had been complied with.
- (2) The surveyor member noted that
 - (a) that the original letterbox had been refitted to the front door of the property and was functioning satisfactorily. Internally the letterbox has a draft excluder. New draft excluders have been fitted around the front door. The new draft excluders together with the weather bar are effective;
 - (b) a certificate of periodic inspection of electrical compliance was produced to the Committee member who was satisfied with the terms of the report. The report is dated 26th January 2012;
 - (c) The hall light switch has been replaced and is functioning properly. The bedroom light switch has been replaced and is functioning properly.
- (3) The Tenant conceded that the works called for in terms of the repairing standard enforcement order have been carried out, but complained that the front door is now difficult to open and close because of the freshly fitted draft excluders, and that the

rear door could not lock The Tenant sought to discuss lingering concerns which fall out-with the terms of the repairing standard enforcement order.

- (4) In the circumstances the committee is satisfied that all works required by the repairing standards enforcement order have been carried out satisfactorily. Accordingly the Committee decides to grant a certificate of completion.
- (5) **A Landlord or a 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.**
- (6) Where such an appeal is made the effect of the decision and the certificate are suspended until the Appeal is abandoned or finally determined. Where the Appeal is abandoned or finally determined by confirming the decision, the decision and the certificate are to be treated as having effect from the day on which the Appeal is abandoned or so determined.

Signed:.

Paul Doyle, Chairperson

P Doyle

20/2/2012