



Certificate of Completion of work

Issued by the Private Rented Housing Committee

Under section 60 of the Housing (Scotland) Act 2006

Re Dalnigap, New Luce, Stranraer, DG8 0AZ being the subjects registered in the land Register of Scotland under Title number WGN6295 ('the Property')

The Parties:-

Luke Leighton residing sometime at Dalnigap, New Luce, DG8 0AZ ('The Tenant')

Richard Charles Bone and Sarah Elizabeth Bone residing together at Whitemoor Cross, Holbeton, South Devon, PL8 1JL ('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 has been completed.

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.

J Taylor

Signed..... Date 31 May 2013
Chairperson

K Byrne

..... Witness

Keirsten Byrne
65 High Street
Irvine
KA12 0AL



DETERMINATION BY PRIVATE RENTED HOUSING COMMITTEE
Statement relative to Certificate of Completion of work issued by
the Private Rented Housing Committee under section 60 of the
Housing (Scotland) Act 2006

Re Dalnigap, New Luce, Stranraer, DG8 0AZ being the subjects registered in the land Register of Scotland under Title number WGN6295 ('the Property')

The Parties:-

Luke Leighton residing sometime at Dalnigap, New Luce, DG8 0AZ ('The Tenant')

Richard Charles Bone and Sarah Elizabeth Bone residing together at Whitemoor Cross, Holbeton, South Devon, PL8 1JL ('The Landlords')

NOTICE TO

Richard Charles Bone and Sarah Elizabeth Bone residing together at Whitemoor Cross, Holbeton, South Devon, PL8 1JL

Background

1. On 7th February 2013 the Private Rented Housing Committee ('the Committee') issued a Repairing Standard Enforcement Order ('RSEO') in respect of the Property. The RSEO required the Landlords to:-
 - (1) To carry out the necessary works to remedy the dampness present at the following locations in the Property:
 - (i) The gable wall of the front ground floor bedroom.
 - (ii) The internal wall between the living room and the hall, beyond the access door to the living room.
 - (iii) Above and around the fireplace in the living room.
 - (2) To carry out works to make the internal door between the kitchen and the barn and the internal door between the hall and the porch air tight.
2. On 23rd May 2013 the surveyor member of the Committee inspected the property and found as follows:-
 - (1) The Landlords had removed the old plasterboard from all the walls affected by damp in the ground floor bedroom, hall and living room, cleared all rubbish/building materials from between the plasterboard and external stone walls and installed new gyproc duplex boarding with damp proofing and insulation. All the rooms have also been redecorated. Damp meter readings indicated normal low levels around the new areas of wall and only some higher readings in very small areas of solid stone wall at the base of the hall wall and to the side of the fireplace in the living room. The majority of damp has now been eradicated to the internal surfaces of the walls in the affected rooms and accepting that a typical old rural property of traditional construction in this type of location is likely to suffer a degree of dampness these rooms are now generally in very good condition.
 - (2) In the Living Room Bedroom the Landlords had carried out works to make the internal doors between the kitchen and the barn and the hall and the porch air tight.
2. Thereafter the Committee agreed that the works required by the RSEO had been completed and the appropriate Certificate of Completion in terms of Section 60 Housing (Scotland) Act 2006 should be issued.

Right of Appeal

- 3 **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.**

Effect of section 63

- 4 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 **J Taylor** Date 31st May 2013
Chairperson 