



Certificate of completion of work

Issued by the Private Rented Housing Committee

Under section 60 of the Housing (Scotland) Act 2006

prhp Ref: PRHP/DD1/21/12

Re: Property at 17d Forest Park Road, Dundee, DD1 5NZ ("the Property")

Sasine Description: ALL and WHOLE the northmost first floor flat at 17 Forest Park Road, Dundee being the subjects more particularly described in and disposed by Disposition by S McLennan Limited in favour of Melville Strachan Matthew and Margaret Cumming Matthew recorded in the division of the General Register of Sasines for the County of Angus on 3 December 1998

The Parties:-

MR LEON MACLEOD MACLEAN residing formerly at 17D Forest Park Road, Dundee, DD1 5NZ ("the Tenant")

MR AND MRS MEL MATTHEW, Spouses, residing together at Quarry Cottage, Main Street, Inchtute, Perthshire ("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 served on 17 May 2012 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 20 June 2013 before this witness:-

L Piggot

Louise Piggot
Secretary
Thorntons Law LLP
Whitehall House
33 Yeaman Shore
Dundee
DD1 4BJ

E Miller

Chairman



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

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Re: 17D Forest Park Road, Dundee, DD1 5NZ ("the Property")

The Parties:-

MR LEON MACLEOD MACLEAN residing formerly at 17D Forest Park Road, Dundee, DD1 5NZ ("the Tenant")

MR AND MRS MEL MATTHEW, Spouses, residing together at Quarry Cottage, Main Street, Inchtute, Perthshire ("the Landlords")

Decision

The Private Rented Housing 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 by the Committee, determined that the Landlords had now complied with the terms of the RSEO and has determined to issue a Certificate of Completion in respect of the works required by the RSEO.

Background

1. By way of a decision dated 17 May 2012 the Private Rented Housing 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 17 May 2012. The RSEO required the Landlord:-
 - (a) To repair or replace the windows at the Property sufficient to ensure that they are properly wind and watertight, capable of opening and closing properly and otherwise meet the repairing standard.
 - (b) To properly reinstate the box work around the rear of the toilet area.
 - (c) To properly affix the cooker hood and the cooker.
 - (d) To provide a clear Electrical Installation Condition Report from a suitably qualified electrician confirming that the electrical installation within the Property meets the appropriate standard.

The RSEO required the work to be carried out within 3 months from the date of service of the RSEO. Subsequent to this RSEO being granted, the Committee granted the Landlords variations allowing them further periods of time in which to complete the work.

3. The reinspection of the Property took place with the original Surveyor Member of the Committee on 13 June 2013. Mr Matthew, one of the Landlords was present and granted access to the property. The Tenant was neither present nor represented, the tenancy having previously been terminated.

The Surveyor Member reported to the Committee that extensive repairs and improvements had been carried out to the property. The windows throughout the Property had been replaced with modern double glazed units.

The bathroom suite in the property had been replaced and wet wall finish applied to the walls. The bathroom had now been completed to an appropriate standard.

The oven door had been replaced and the oven and the extractor hood properly secured, as required by the RSEO.

A clear electrical installation condition report was exhibited to the Surveyor Member during the course of the inspection.

The Surveyor Member of the Committee was satisfied that the Property now meet the terms of the RSEO.

The Committee considered the results of the reinspection. The Committee was satisfied that all works required by the RSEO had been carried out. The Property had undergone significant improvement and now met the repairing standard. Accordingly the Committee resolved that the RSEO should be lifted and a Certificate of Completion discharging the RSEO under Section 60 of the Act would be granted.

Decision

4. The decision of the committee was unanimous..

Right of Appeal

5. 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

6. 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.

E Miller
Signed Date..... 20 / 6 / 2013
Chairperson