

Certificate of completion of work
Issued by the Private Rented Housing Committee
Under section 60 of the Housing (Scotland) Act 2006

Re : Property at 20 Ramsay Place, Raploch, Stirling ("the Property")

Title No: STG113

The Parties:-

Nicola Almass, 32 Alpin Drive, Dunblane ("the Landlord")

Gerald McGowan, 20 Ramsay Place, Raploch, Stirling ("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 26 April 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 are executed by Judith V Lea, solicitor, Unit 3.5 The Granary Business Centre, Coal Road, Cupar, Fife, KY15 5YQ, chairperson of the Private Rented Housing Committee at Cupar on 22 August 2011 before this witness:-

R Graham witness

Rachel Graham
Unit 3.5 The Granary Business Centre
Coal Road
Cupar, Fife
KY15 5YQ

J Lea chairman



**Statement of facts and reasons for
Decision to grant Certificate of completion of work
Under section 60 of the Housing (Scotland) Act 2006**

prhp Ref: FK8/4/11

Re: Property at 20 Ramsay Place, Raploch, Stirling ("the Property")

Title No: STG113

The Parties:-

Gerald McGowan, 20 Ramsay Place, Raploch, Stirling ("the Tenant")

And

Nicola Almass, 32 Alpin Drive, Dunblane ("the Landlord")

Statement of facts and reasons.

1. The Private Rented Housing Committee re-inspected the property on 3 June 2011 in order to ascertain whether the work required by the Repairing Standard Enforcement Order served on 26 April 2011 had been completed.
2. Mr Duguid, the new Tenant was present.
3. The Committee noted that:-
 - a new 3 piece bathroom suite has been installed
 - the defective kitchen unit has been replaced by a new unit
 - the defective pendant socket in the hall has been repaired and the loose power socket has been made good
 - the living room pendant light appears to be functioning
4. The Committee was accordingly satisfied that the Landlord had complied with these parts of the order.

5. The Landlord at this time however did not produce a certificate from an NICEIC approved contractor to show that the electrical installations in the property are in a reasonable state of repair and in proper working order.
6. An NICEIC certificate was produced by the Landlord on 9 August 2011 which satisfied the Committee that the electrical installations in the property had been checked and certified by a NICEIC approved contractor.
7. The Committee is accordingly now satisfied that all works required by the RSEO have been satisfactorily carried out. Accordingly the Committee decided to grant a certificate of completion.

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.

Where such an appeal is made, the effect of the decision and the Certificate is 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.

J Lea

Signed Date..22 August.2011
(Judith V Lea, Chairperson)