

**PRIVATE RENTED HOUSING COMMITTEE
CERTIFICATE OF COMPLETION
UNDER SECTION 60 OF THE HOUSING (SCOTLAND) ACT 2006**

PRHP Ref: FK1/41/10

PROPERTY

75A Main Street, Avonbridge, Falkirk, FK1 2NG TITLE NUMBER STG56186

PARTIES

MS. UNA BLACKWOOD, residing at 75A Main Street, Avonbridge, Falkirk, FK1 2NG

Tenant

and

VESNA HORSBURGH, residing 27 Irene Terrace, Standburn, Falkirk.

Landlord

CERTIFICATE OF COMPLETION

The Private Rented Housing Committee ('the Committee') **HEREBY CERTIFIES** that the Works required by the Repairing Standard Enforcement Order ('RSEO') dated 9th July, 2010 relative to this property have been completed. Accordingly, the Committee now discharges the said RSEO.

IN WITNESS WHEREOF these presents typewritten consisting of this and the preceding page are executed by me, Steven Peter Walker, Advocate and Barrister,

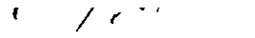
Chairman of the Private Rented Housing Committee at London on the twenty second day of November Two Thousand and Eleven before this witness Hee Kiat Sii, solicitor, c/o 2-5 Warwick Court, London, WC1R 5DJ.

S Walker



Chairman

H K Sii



Witness



**PRIVATE RENTED HOUSING COMMITTEE
STATEMENT OF REASONS**

PROPERTY:

75A Main Street, Avonbridge, Falkirk, FK1 2NG

REINSPECTION

10th November, 2011

STATEMENT OF REASONS

INTRODUCTION

1. This was an application dated 17th February, 2010 ('the application') made under section 22(1) of the Housing (Scotland) Act 2006 ('the Act') by Ms. Una Blackwood ('the tenant') regarding the property known as and forming 75A Main Street, Avonbridge, Falkirk, FK1 2NG ('the property'). The landlord of the property is Ms. Vesna Horsburgh ('the landlord') who resides at 27 Irene Terrace, Standburn, Falkirk.
2. In the application the tenant contended that the landlord has failed to comply with the duty imposed on her by section 14(1)(b) of the Act as the property fails to meet the repairing standard as set out in section 13(1) of the Act. The Committee by Statement of Reasons dated 29th June, 2010 determined that the landlord had failed to comply with certain duties imposed on her in terms of the legislation and imposed a Repairing Standard Enforcement Order ('RSEO') dated 9th July, 2010 over the property. The Committee by Statement of Reasons dated 19th December, 2010 determined the landlord had failed to comply with the RSEO and imposed a Rent Relief Order ('RRO') dated 19th December, 2010.
3. The property was re-inspected by the Committee Surveyor on 21st October, 2010, 31st May, 2011 and 10th November, 2011 who advised in her report dated 10th November, 2011 that all the works required by the RSEO had been completed. Accordingly, the Committee determines that it is appropriate to in the circumstances to issue a Certificate of Completion and Notice of Revocation.

DECISION

4. The Committee accordingly determines that the RSEO has been complied with and further that the RSEO should be discharged and the RRO revoked as a consequence.

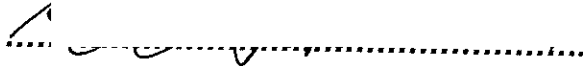
RIGHT OF APPEAL

5. A landlord or tenant has the right to appeal this decision to the Sheriff by summary application within 21 days of being notified of that decision.

EFFECT OF APPEAL

6. In terms of section 63 of the Act, where such an appeal is made, the effect of the decision and of any order is suspended until the appeal is abandoned or finally determined by confirming the decision, the decision and any order will be treated as having effect from the day on which the appeal is abandoned or so determined.

S Walker

Signed 

Steven P Walker
Advocate & Barrister

Chairman
Private Rented Housing Committee

22nd November, 2011