

Statement of Facts and Reasons

In respect of

Section 60 Certificate of Completion

prhp Ref: FK17/58/08

Re: Property at 70 Main Street, Callander, Stirlingshire ("the Property")

Title No: Property at 70 Main Street Callander FK17 8BD being a first floor flatted dwelling house registered in the Land Register of Scotland under Title Number PTH29159 :

The Parties:-

Mr. Gilbert Wilson, 70 Main Street, Callander, Stirlingshire ("the Tenant")

Valteith Limited, 19 Canning Street, Edinburgh ("the Landlord")

Statement

The above property was re-inspected by the Committee's professional surveyor member to ascertain whether the works required by the Repairing Standard Enforcement Order had been completed.

The landlord was represented at the re-inspection by Mr Steele. The tenancy was lawfully terminated in June 2009 and the applicant tenant is deemed to have withdrawn his application in terms of Schedule 2 (7) of the Housing (Scotland) Act 2006.

The Committee's surveyor reported as follows : -

The slate roof covering has been repaired with missing and slipped slates replaced .Both chimneys have been repointed, the flaunchings have been relaid and the pots reset.

The rear decking has been removed and replaced with a new flat mineral felt roof. The felt covering has been lapped beneath the lowest row of slates on the main roof.

The landlord stated that the mineral felt covering to the dormer window to the front elevation had been replaced but from ground level, the covering appears to be original. The landlord commented that the scaffolding is remaining in place to allow for the possible removal of the dormers. The roof repair in this area was not material to the damp ingress to the living accommodation identified on the last inspection.

No redecoration of the living accommodation has yet taken place. The landlord commented that the work to the chimney had only been completed last week and redecoration had not yet commenced for this reason. The peeling paper and damp staining to the second floor rooms is still evident but there was no longer any evidence of damp ingress when the previously affected areas were tested with a damp meter.

There is a new WC in the bathroom in proper working order. There is a new hard wired interlinked smoke detection system covering all living areas.

In short, the Committee's surveyor member reported that all work required in terms of the RSEO had been completed.

Having made proper inquiry and being satisfied the terms of the RSEO have been obtempered the Committee grant a Certificate of Completion.

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.

A McCamley

Chairman Private Rented Housing Committee
16/11/09



Certificate of Completion of Work

Issued by the Private Rented Housing Committee

Under section 60 of the Housing (Scotland) Act 2006

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Valteith Limited, 19 Canning Street, Edinburgh ("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 dated Sixteenth April Two Thousand and Nine 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 subscribed by me Anne McCamley, solicitor and Chairman of the Private Rented Housing Committee at Edinburgh on the Sixteenth day of November Two Thousand and Nine in the presence of Murdoch McCamley, Chartered Accountant , Osborne House , Osborne terrace Edinburgh

M McCamley

(witness)

A McCamley