



**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: prhp/AB11/67/08

Re: - Property at 3 Baxter Court, Torry, Aberdeen AB11 8LG, being the property more particularly described as first floor flat 3 BAXTER COURT, TORRY, ABERDEEN, part of lands and estate of BALNAGASK, described in Disposition to Aberdeen Corporation, recorded in the General Register of Sasines on 23rd December 1949.

("the property")

The Parties:-

Mr Raymond and Mrs Thelma Jackson residing at 3 Baxter Court, Torry, Aberdeen AB11 8LG

("the tenants")

and

Mr John Enson Milne, represented by Thomson Properties, No 3 Summerhill Court, Lang Stracht Shopping Centre, Aberdeen AB15 6T

("the landlord")

Statement of facts and reasons.

1. The surveyor member of the Private Rented Housing Committee re-inspected the property on the morning of 16th July 2009 in order to ascertain whether the work required by the Repairing Standard Enforcement Order relative to the Property served on 13th March 2009, and subsequently varied by the Notice of a decision to Vary dated 28th April 2009, had been completed.
2. The tenant, Mrs Thelma Jackson, and the landlord, Mr John Enson Milne were both present during this re-inspection.
3. On inspection, it was noted that:-
 - New upvc framed, double glazed windows had been fitted to the kitchen and bathroom;
 - These new windows could be opened and closed with ease;
 - An extractor fan had been fitted to the kitchen ceiling above the cooker;
 - The bedroom and bathroom doors could be opened and closed with ease and draft proofing strips had been fitted.

4. Having considered the matter, the Committee was satisfied that all works required by the RSEO had been satisfactorily carried out. The Committee therefore proceeded to grant a Certificate of completion.

A landlord or tenant aggrieved by the decision of the Committee may appeal to the Sheriff by summary application within 21 days of being notified of that decision. The appropriate respondent in such appeal proceedings is the other Party to the proceedings, and not the **prhp** or the Committee which made the 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.

I R Montgomery

Signed....

Date... 7th September 2009

(Mrs I. R. Montgomery, Chairperson and solicitor)

Private Rented Housing Panel

140 West Campbell Street

Glasgow,

G2 4TZ



Certificate of completion of work

Issued by the Private Rented Housing Committee

Under section 60 of the Housing (Scotland) Act 2006

Prhp Ref: prhp/AB11/67/08

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(“the property”)

The Parties:-

Mr Raymond and Mrs Thelma Jackson residing at 3 Baxter Court, Torry, Aberdeen AB11 8LG
(“the tenants”)

and

Mr John Enson Milne, represented by Thomson Properties, No 3 Summerhill Court, Lang Stracht Shopping Centre, Aberdeen AB15 6T
(“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 served on 13th March 2009, and subsequently varied by the Notice of a decision to Vary dated 28th April 2009, has been completed. Accordingly, the said Repairing Standard Enforcement Order relative to the Property has been discharged.

A landlord or tenant aggrieved by the decision of the Committee may appeal to the Sheriff by summary application within 21 days of being notified of that decision. The appropriate respondent in such appeal proceedings is the other Party to the proceedings, and not the prhp or the Committee which made the 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.

I R Montgomery

Signed...

..Date..... 7th September 2009

(Mrs I. R. Montgomery, Chairperson)

Witnessed by..

S James

..... Date..... 7th September 2009

I R Montgomery

Signed..

Date

7th September 2009

Mrs I. R. Montgomery, Chairperson.

Signature of witness:.....

S James

Date

7th September 2009

In witness whereof these presents typewritten on this and the preceding page are executed by Isabel R. Montgomery, Solicitor, 3rd Floor, 140 West Campbell Street, Glasgow, G2 4TZ, chairperson of the Private Rented Housing Committee at Glasgow on 7th September 2009 before this witness:-

SABA JAMES.....(name in full)

Private Rented Housing Panel

140 West Campbell Street

Glasgow G2 4TZ

Occupation – Civil Servant