



**Certificate of Completion of Work
Issued by the Private Rented Housing Committee
Under section 60 of the Housing (Scotland) Act 2006**

PRHP/TD15/70/11

Search Sheet Number 1075

Re:

**All and whole the subjects known as 2 Peelham Cottage, Foulden, Berwick Upon Tweed, TD15 1UG being the subjects more particularly described in the disposition to Archibald Baird recorded in the General Register of Sasines recorded 8 July 1914
("the Property")**

The Parties:-

**Mrs Jennifer Manningham resident at the Property
("the Tenant")**

and

**Cayley Walton Partners
Peelham Farm
Foulden
Berwickshire
TD15 1UG
("the Landlords")**

The Committee comprised:

**Mr Ron Handley – Chairperson
Mr Donald Marshall – Surveyor
Mr John Blackwood – Housing Member**

The Committee's Decision

The Parties:-

CERTIFICATE OF COMPLETION

The Private Rented Housing Committee hereby certifies that the work required by the Repairing Standard Enforcement Order ("the RSEO") dated 20 June 2011 relative to the Property has been completed. Accordingly, the RSEO 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 typewritten on this page is subscribed by Ronald G Handley, Solicitor, chairperson of the Private Rented Housing Committee at Dunbar on the 23 October 2011 before this witness:-

J Handley

witness R Handley chairperson

JANE HANDLEY name in full

COLLEGE MANAGER occupation

23 LESLIE WAY

DUNBAR

EH42 1GP address



**Decision by the Private Rented Housing Committee
Statement of Reasons
Section 60 of the Housing (Scotland) Act 2006**

PRHP/TD15/70/11

Re: The residential dwellinghouse at

**2 Peelham Farm Cottage
Foulden
Berwick Upon Tweed
TD15 1UG
("the Property")**

The Parties:-

**Mrs Jennifer Manningham resident at the Property
("the Tenant")**

and

**Cayley Walton Partners
Peelham Farm
Foulden
Berwickshire
TD15 1UG
("the Landlords")**

The Committee comprised:

**Mr Ron Handley – Chairperson
Mr Donald Marshall – Surveyor
Mr John Blackwood – Housing Member**

The Committee's Decision

The Committee, having made such further enquiries as it saw fit for the purposes of determining whether the Landlords had complied with the duty imposed by Section 14(1)(b) of the Housing (Scotland) Act 2006 ("the Act") in relation to the property, and taking account of the evidence made available, the Committee unanimously determined that the Landlords had complied with the requirements of the Repairing Standard Enforcement Order dated 20 June 2011 ("the RSEO") and the Committee now discharges the RSEO.

The Background

1. On 28 March 2011 the Tenant applied to the Private Rented Housing Panel ("the PRHP") for a determination as to whether or not the Landlords had failed to comply with the duties imposed by Section 14(1)(b) of the Act.
2. Following receipt of the Tenant's application, the President of the PRHP intimated that the application should be referred to a Private Rented Housing Committee in accordance with Section 22(1) of the Act.
3. The Committee inspected the Property on 9 June 2011 at 11.00am. The Tenant was present at the inspection. The Landlords were not represented.
4. A Hearing was arranged for 12.15pm in Eyemouth Community Centre, Albert Road, Eyemouth. The Tenant attended the Hearing. The Landlords did not attend and were not represented.
5. Having considered the available evidence, the Committee determined that the Landlords had failed to comply with the duty imposed by section 14(1)(b) of the Act.
6. The Committee proceeded to make a Repairing Standard Enforcement Order as required by section 24(1) of the Act.
7. The Property was re-re-inspected by the Committee Surveyor on 8 August 2011 who advised in his report that the works required by the RSEO had been completed. Accordingly the Committee determined that it was appropriate to issue a Certificate of Completion.
8. The decision of the Committee was unanimous.

Right of Appeal

9. A Landlord(s) or Tenant aggrieved by the decision of a PRHP Committee may appeal to the Sheriff by summary application within 21 days of being notified of that decision.

Effect of section 63

10. 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. 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.

Signed **R Handley** Date 23 October 2011
Chairperson