



CERTIFICATE OF COMPLETION OF WORK

Issued by the Private Rented Housing Committee

Under Section 60 of the Housing (Scotland) Act 2006

Ref: PRHP/EH15/74/11

Re: Property at 35 Southfield Farm Grove, Duddingston, Edinburgh EH15 1SR ("the Property")

TITLE NUMBER MID42780

The Parties:-


KATHRYN MITCHELL AND ANNIE FERGUSON, residing at 35 Southfield Farm Grove, Duddingston, Edinburgh EH15 1SR ("the Tenants")

ELIZABETH RAYMONDE MANSHOURI and MEHDI MANSHOURI, residing at 9 Duddingston Crescent, Edinburgh ("the Landlords")

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 16th August 2011 has been completed. Accordingly, the said Repairing Standard Enforcement Order relative to the Property has been discharged.

A landlord or 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 and the preceding page(s) are executed by Andrew Stuart Cowan, Solicitor, 7 West George Street, Glasgow G2 1BA, Chairperson of the Private Rented Housing Committee at Glasgow on 13th October 2011 before this witness: 

C A Millar

(witness)

A Cowan

(Chairman)

Name: Carol Anne Millar

Address: 7 West George Street, Glasgow G2 1BA

Occupation: Legal Secretary



Statement of facts and reasons for
Decision to grant Certificate of Completion of Work
Under Section 60 of the Housing (Scotland) Act 2006

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TITLE NUMBER MID42780

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ELIZABETH RAYMONDE MANSHOURI and MEHDI MANSHOURI, residing at 9 Duddingston Crescent, Edinburgh ("the Landlords")

Statement of facts and reasons

- 1 The Private Rented Housing Committee issued a Repairing Standard Enforcement Order in respect of the Property dated 16th August 2011.
- 2 The Surveyor Member of the Private Rented Housing Committee re-inspected the property on 20th September 2011 in order to ascertain whether the work required by the RSEO had been completed.
- 3 The Tenants have vacated the property and the tenancy has been lawfully terminated. The Tenants were not present or represented at the re-inspection of the property. Both the Landlords' were present during the re-inspection of the property.
- 4 The Surveyor Member of the Committee noted that:-
 - (a) The hole in the external wall of the property has been covered and filled in so that it is now wind and watertight.
 - (b) The Landlords had exhibited a valid gas safety certificate from a suitably qualified gas engineer which specifically confirmed that the gas boiler in the property was in a reasonable state of repair and in proper working order.
 - (c) The lighting under the wall units in the kitchen have been repaired and were in proper working order.

(d) Repairs have been carried out to the rear access steps of the property so that they are in a reasonable state of repair and in proper working order.

- 5 The Committee are satisfied that it is appropriate to issue a Certificate of Completion. The only outstanding matter arising from the original RSEO is in relation to the requirement to renew or repair the tumble dryer which is situated within the property. The Landlords have advised that they intend to remove the tumble dryer from the property and that it will not form part of the fittings to be provided to any future tenant. In the circumstances the Committee are satisfied that this issue has been dealt with and that it appropriate to grant a Certificate of Completion in respect of all works.

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 date on which the appeal is abandoned or so determined.

Signed **A Cowan**
(Chairperson)

Date 13th October 2011