



**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/AB24/75/08

Re: Property at 44B Urquhart Road, Aberdeen AB24 5LT ("the Property")

Title No: ABN45175

The Parties:-

Mr John Monaghan and Ms Louise Byrne residing at 44B Urquhart Road, Aberdeen, AB24 5LT (also known as Flat 2, 44 Urquhart Road, Aberdeen, AB24 5LT) ("the Tenant")

And

Mr Stephen George Donnelly, designed in the Lease as care of AM-PM Leasing, 441 Union Street, Aberdeen AB11 6DA and in the property Title Deed as residing at Steading 1, Maidencraig, Lang Stracht, Aberdeen ("the Landlord")

**Statement of facts and reasons.**

1. The Private Rented Housing Committee re-inspected the property on the morning of 30<sup>th</sup> April 2009 in order to ascertain whether the work required by the Repairing Standard Enforcement Order served on 14<sup>th</sup> January 2009 had been completed.
2. Neither the tenants nor the landlord were present at the re-inspection, but the door on the first landing had been left open in order to allow the Committee to gain access.
3. The Committee noted that:-
  - the electricity supply had been restored to the common areas;
  - the electrical light fittings in the common area had been restored to working order;
  - the security intercom system had been repaired;

- the lock on the door on the first floor landing had been restored to working order, and the occupant of the flat above the flat under consideration confirmed that keys had been issued to occupants of the flats accessed via this doorway.
4. The Committee was satisfied that all works required by the RSEO had been satisfactorily carried out. Accordingly, the Committee decided to grant a Certificate of completion.

**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 day on which the appeal is abandoned or so determined.

Signed .... **I Montgomery** ..... Date *6th May* ..... 2009  
(I.R. Montgomery, Chairperson)



**Certificate of completion of work**

**Issued by the Private Rented Housing Committee**

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**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 14<sup>th</sup> January 2009 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.**

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.

Signed ..... **I Montgomery** ..... Date *6th May* ..... 2009

Witnessed by **S James** ..... Date *6th May* ..... 2009

Signed ..... **I Montgomery** ..... Date 6th May 2009

(I. R Montgomery, Chairperson)

Witnessed by **S James** ..... Date 6th May 2009

In witness whereof these presents type written on this and the preceding page are executed by Isabel R. Montgomery, Solicitor, 3<sup>rd</sup> Floor, 140 West Campbell Street, Glasgow G2 4TZ, chairperson of the Private Rented Housing Committee at Glasgow on 6<sup>th</sup> May 2009 before this witness:-

SARA JAMES name in full

Prhp Address

140 west Campbell st

GLASGOW

Civil servant Occupation