

Certified a true copy  
**A Devanny**  
Legal Member  
Private Rented Housing Panel  
Date: 12/11/2010



**Certificate of completion of work**

**Issued by the Private Rented Housing Committee**

**Under section 60 of the Housing (Scotland) Act 2006**

**PRHP REFERENCE- EH17/85/10**

**RE: Property at 11 Burghtoft, Gilmerton, Edinburgh EH17 8RR, being the subjects more particularly described in the Feu Disposition by Robertson (Homes) Limited in favour of Ian Stewart Vaughan and Another dated Tenth and recorded in the Division of the General Register of Sasines for the County of Midlothian on Thirtieth, both days of June, Nineteen hundred and eighty seven; ("the house")**

**The Parties:-**

**Mr. Ahmed El Boghdady and Mrs. Monika El Boghdady, both residing at 11 Burghtoft, Edinburgh EH17 8RR ("the Tenant")**

**Mr. David Low, residing formerly at 1 Panmure Place, Tollcross, Edinburgh and then at 11 Burghtoft, Edinburgh and now care of Alba Residential, 21-23 Church Hill Place, Edinburgh EH10 4BE ("the Landlord")**

**CERTIFICATE OF COMPLETION**

The Private Rented Housing Committee hereby certifies that the works, required by the **Repairing Standard Enforcement Order** relative to the house dated 20 August 2010 and issued on 20 August 2010, has been completed. Accordingly, the said Repairing Standard Enforcement Order relative to the Property is 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 and the preceding page are executed by Mrs. Aileen Margaret Devanny, Solicitor, Chairperson of the Private Rented Housing Committee at Glasgow on the Twelfth day of November, Two Thousand and Ten in the presence of the undernoted witness

WITNESS.. **A Allison**

...ANN ALLISON.....

...CIVIL SERVANT.....

...140, WEST CAMPBELL ST  
GLASGOW

**A Devanny**



**STATEMENT OF DECISION OF THE PRIVATE RENTED HOUSING COMMITTEE  
UNDER SECTION  
26(1) OF THE HOUSING (SCOTLAND) ACT 2006**

**In connection with**

**Property at 11 Burghtoft, Gilmerton, Edinburgh EH17 8RR ("the house")**

**The Parties:-**

**Mr. Ahmed El Boghdady and Mrs. Monika El Boghdady, both residing at 11 Burghtoft, Edinburgh EH17 8RR ("the Tenant")**

**Mr. David Low, residing formerly at 1 Panmure Place, Tollcross, Edinburgh and then at 11 Burghtoft, Edinburgh and now care of Alba Residential, 21-23 Church Hill Place, Edinburgh EH10 4BE ("the Landlord")**

**Reference PRHP/EH17/85/10**

**DECISION**

The Private Rented Housing Committee ("the Committee"), having made such enquiries as is fit for the purposes of determining whether the Landlord has complied with the Repairing Standard Enforcement Order (hereinafter referred to as "the RSEO") in relation to the house concerned, and taking account of the findings of the Committee at the inspection of the property on 5 November 2010, the Committee considered that the Landlord had satisfactorily completed the works detailed in the RSEO and decided to issue a certificate of completion of works in terms of Section 60 of the Act.

**Background**

1. Reference is made to the Determination of the Committee dated 12 August 2010 which decided that the Landlord had failed to comply with the duty imposed by Section 14(1) (b) of the Act and the RSEO made by the Committee which required the Landlord to carry out works as specified therein, the said works to be carried out and completed

within a period of 42 days from the date of service of the Notice of the RSEO. There was service of the Notice of the RSEO on the Landlord on 20 August 2010.

2. On 5 November 2010 the Committee comprising Mrs. Aileen Devanny, Chairperson, Mr. Mike Links, Surveyor Member, and Mrs. Irene Kitson, Housing Member, carried out an inspection of the house for the purpose of ascertaining if the said repairs in the RSEO had been completed. They were accompanied by Ms. Eva Kilborn, an Interpreter from Alpha Interpreting Services. The Tenant, Mr. Ahmed El Boghdady, was present. The re-inspection report indicated that new upvc triple glazed windows had been installed throughout the property and a new front entrance door and external kitchen door had also been installed. The tenant indicated his satisfaction with the works. The Committee considered the works specified in the RSEO have been satisfactorily completed and decided that it is appropriate to issue a Certificate of Completion in terms of Section 60 of the Act. The members of the Committee were unanimous in their decision.

The Committee, whilst noting the satisfactory completion of the works detailed in the RSEO, did note that there remained a faulty door catch in the 2<sup>nd</sup> left front bedroom and some defective cupboard handles. These items had been mentioned in the original determination but were not included in the RSEO as there had been no prior notification on the Landlord. Nevertheless the catch on the bedroom door is a safety issue and should be rectified as a matter of priority.

# A Devanny

Chairperson,  
9 November 2010

