

CERTIFICATE OF COMPLETION OF WORK

Issued by the Private Rented Housing Committee

Under Section 60 of The Housing (Scotland) Act 2006

PRHP Reference: prhp/EH5/91/09

Re: Property at 11 Crewe Terrace, Edinburgh, EH5 2JX ("the Property")

Title No. MID42325

The Parties:-

Ms Sacha Hogg residing at 11 Crewe Terrace, Edinburgh, EH5 2JX represented by her agent Morag McNab, Housing Officer, Letwise, City of Edinburgh Council, Chesser House, 500 Gorgie Road, Edinburgh, EH11 3YJ ("the tenant")

Watershed (Scotland) Limited, c/o Dunedin Property Management, First Floor, 54 Main Street, Davidsons Mains, Edinburgh, EH4 5AA

("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 1 February 2010 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 James Bauld, Solicitor, 7 West George Street, Glasgow G2 1BA, Chairperson of the Private Rented Housing Committee at Glasgow on 23 June 2010 before this witness:

Signed **J Bauld**

Date 23 June 2010

Chairperson

Signature of Witness **G Williams**

Date 23/6/10

Name: Gillian Williams

Address: 7 West George Street, Glasgow, G2 1BA

Designation: Senior Court Administrator

Determination by Private Rented Housing Committee

Statement of Decision of the Private Rented Housing Committee

(Hereinafter referred to as "the Committee")

Under Section 60(5) of the Housing (Scotland) Act 2006

Re:- Property at **Property at 11 Crewe Terrace, Edinburgh, EH5 2JX 6A** ("the property")

Land Register Title Number:- **MID42325**

The Parties:-

Ms Sacha Hogg residing at 11 Crewe Terrace, Edinburgh, EH5 2JX represented by her agent Morag McNab, Housing Officer, Letwise, City of Edinburgh Council, Chesser House, 500 Gorgie Road, Edinburgh, EH11 3YJ ("the tenant")

and

Watershed (Scotland) Limited, c/o Dunedin Property Management, First Floor, 54 Main Street, Davidsons Mains, Edinburgh, EH4 5AA ("the landlords")

The Committee comprised:-

Mr James Bauld - Chairperson
Mr Ian Mowatt - Surveyor member
Ms Elizabeth Nicholson - Housing member

Background:-

1. On 1 February 2010 the Private Rented Housing Committee ("the Committee") issued a determination which decided that the landlords had failed to comply with the duties imposed by Section 14(1)(b) of the Housing (Scotland) Act 2006 ("the Act"). On the same date the Committee issued a Repairing Standard Enforcement Order in respect of the property.
2. On 15 March 2010, Ian Mowatt, Surveyor member of the Committee, re-inspected the property accompanied by the tenant. At that date all of the works required in terms of the Repairing Standard Enforcement Order had been completed with the exception of works required to the hall light fitting. On 21 May 2010, a further re-inspection was carried out by Ian Mowatt. On that date, the repair to the light fitting in the hall had been completed.
3. The tenant accordingly indicated to the surveyor member of the Committee that she accepted that the landlords had now carried out all works required in accordance with the Repairing Standard Enforcement Order previously issued by the Committee.
4. The Committee were accordingly satisfied that the landlords had carried out all works necessary in terms of the Repairing Standard Enforcement Order.

Determination:-

5. The Committee having carried out re-inspections of the property and having heard from the tenant that she was satisfied that all necessary works in accordance with the Repairing Standard Enforcement Order had been completed now certify that the work has been so completed. In the circumstances the Committee have determined to issue a Certificate of Completion in respect of the property.

Right of Appeal:-

6. A landlord or tenant aggrieved by the decision of the Private Rented Housing Committee may appeal to the Sheriff by summary application within 21 days of being notified of that decision.

Effect of Section 63

7. 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, and where the appeal is abandoned or finally determined by confirming the decision, the decision and the Order will be treated as having effect 28 days from the day on which the appeal is abandoned or so determined.

Signed **J Bauld**

Date **23 June 2010**

James Bauld, Chairperson

Signature of Witness..... **G Williams**

Date **23/6/10**

Name: Gillian Williams

Address: 7 West George Street, Glasgow, G2 1BA

Designation: Senior Court Administrator