



Certificate of completion of work

Issued by the Private Rented Housing Committee

Under section 60 of the Housing (Scotland) Act 2006

Re : Property at 13 Denhead of Gray, Invergowrie, Dundee being All and Whole Pieces of land, one on the north side and the other on the south side of the public road through Denhead of Gray with dwellinghouse thereon forming the Pendiele or Allotment number 13 on Plan of Denhead of Gray as described in Disposition to Elizabeth Mudie recorded in the General Register of Sasines on 11 December 1918 ("the Property")

The Parties:-

Rose-Marie Van Der Flaes, 13 Denhead of Gray, Invergowrie, Dundee ("the Tenant")

Mr M McGlashan and Mrs M Smith, 16 Denhead of Gray, Invergowrie, Dundee ("the Landlords")

NOTICE TO:-

Mr M McGlashan and Mrs M Smith, 16 Denhead of Gray, Invergowrie, Dundee

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 23 August 2011 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.

In witness whereof these presents type written on this and the preceding page are executed by Judith V Lea, solicitor, Unit 3.5 The Granary Business Centre, Coal Road, Cupar, Fife, KY15 5YQ, chairperson of the Private Rented Housing Committee at Cupar on 17 January 2012 before this witness:-

R Graham

witness

J Lea

chairman

Rachel Graham
Unit 3.5 The Granary Business Centre
Coal Road
Cupar, Fife
KY15 5YQ



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/ DD2/91/11

Re: Property at 13 Denhead of Gray, Invergowrie, Dundee being All and Whole Pieces of land, one on the north side and the other on the south side of the public road through Denhead of Gray with dwellinghouse thereon forming the Pendiele or Allotment number 13 on Plan of Denhead of Gray as described in Disposition to Elizabeth Mudie recorded in the General Register of Sasines on 11 December 1918 ("the Property")

The Parties:-

Rose-Marie Van Der Flaes, 13 Denhead of Gray, Invergowrie, Dundee ("the Tenant")

And

Mr M McGlashan and Mrs M Smith, 16 Denhead of Gray, Invergowrie, Dundee ("the Landlords")

NOTICE TO:-

Mr M McGlashan and Mrs M Smith, 16 Denhead of Gray, Invergowrie, Dundee

Statement of facts and reasons.

1. On 22 August 2011 the Private Rented Housing Committee issued a Decision requiring the Landlord to comply with the Repairing Standard Enforcement Order made by the Committee on 22 August 2011. On 26 October 2011 the surveyor member of the Committee re-inspected the property. After this inspection the Committee was satisfied that items 2 and 3 of the Repairing Standard Enforcement Order had been complied with.

2. At this time however the Landlord had not complied with item 1 of the Repairing Standard Enforcement Order and accordingly the Committee varied the Order to allow the Landlord a further period of 4 weeks from 2 December 2011 to carry out the work.
3. On 11 January 2012 the surveyor member of the Committee re-inspected the property. The Tenant was present. The Landlord was not present but was represented by Struan Baptie of A & S Properties.
4. The Surveyor member noted that the windows throughout the property had been replaced with new PVC double glazed fittings. The Tenant confirmed that the new windows had improved the thermal efficiency of the property, minimised any condensation and eliminated any draughts. There was still a slight problem with the front door but the agent representing the Landlord made an undertaking to attend to it.
5. In the circumstances the Committee was satisfied that all works required by the RSEO had been carried out satisfactorily. 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 **J Lea** Date 17 January 2012
(Judith V Lea, Chairperson)