



Certificate of completion of work

Issued by the Private Rented Housing Committee

Under section 60 of the Housing (Scotland) Act 2006

prhp Ref: PRHP/AB12/34/13

Re: Property at 25 Kincorth Crescent, Aberdeen, AB12 5AE ("the Property")

Title No: KNC10304

The Parties:-

MR WESLEY THEVARAJAH residing at 50 Faygate Way, Lower Earley, Reading, RG6 4DA ("the Landlord")

MISS TRACY DUNCAN formerly residing at 25 Kincorth Crescent, Aberdeen, AB12 5AE ("the Tenant")

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 10 March 2014, as subsequently varied 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 Ewan Kenneth Miller, Solicitor, Whitehall House, 33 Yeaman Shore, Dundee, DD1 4BJ, Chairperson of the Private Rented Housing Committee at Dundee on _____ before this witness:-

_____ witness

Ewan Miller
Chairman

Lindsay Johnston
Secretary
Thorntons Law LLP
Whitehall House
33 Yeaman Shore
Dundee
DD1 4BJ



Statement of decision of the Private Rented Housing Committee under the Housing (Scotland) Act 2006

prhp Ref: PRHP/AB12/34/13

Re: Property at 25 Kincorth Crescent, Aberdeen, AB12 5AE ("the Property")

The Parties:-

MISS TRACY DUNCAN formerly residing at 25 Kincorth Crescent, Aberdeen, AB12 5AE ("the Tenant")

MR WESLEY THEVARAJAH formerly residing at 50 Faygate Way, Lower Earley, Reading, RG6 4DA and now at 25 Kincorth Crescent, Aberdeen, AB12 5AE ("the Landlord")

Decision

The Private Rented Housing Committee, having made such enquires as was appropriate for the purposes of determining whether the Landlord had complied with the Repairing Standard Enforcement Order ("RSEO") in relation to the Property concerned, and taking account of the subsequent inspection by the Surveyor Member, determined that the Landlord had now complied with the terms of the RSEO and resolved to issue a Certificate of Completion in respect of the works required by the RSEO.

Background

1. By way of a Decision dated 10 March 2014, the Private Rented Housing Committee had issued a determination that the Landlord had failed to comply with the duties imposed by Section 14(1)(b) of the Housing (Scotland) Act 2006 ("the Act").
2. The Committee had placed an RSEO on the Property also dated 10 March 2014. The RSEO required the Landlord:-
 - (a) To carry out such works as are necessary to ensure a current and clear gas safety certificate can be issued confirming compliance with the relevant regulations.
 - (b) To carry out such works to the Property as are required to allow a suitably qualified electrician to issue a clear electrical installation condition report confirming compliance with the relevant regulations.
 - (c) To remediate the damage caused to the bathroom by excessive condensation and to bring it up to an appropriate decorative standard.
 - (d) To carry out such works of repair or replacement as are necessary to the downpipe and drain at the front of the Property, sufficient to ensure compliance with the repairing standard.

Summary of the issues

3. A reinspection of the Property was carried out on 5 November 2014 by Mr Angus Anderson the Surveyor Member of the original Committee. The Landlord was in attendance.
4. The Surveyor Member reported that all works under the original RSEO had now been carried out. A clear gas safety certificate had been issued. A clear electrical installation condition report had also been exhibited. Remedial and decorative works had been carried out to bring the bathroom up to an appropriate standard. The downpipe and drain at the front of the Property had also been repaired.
5. The Committee discussed the matter and was satisfied that the Landlord had carried out all the works required and that compliance with the repairing standard had now been achieved.

Decision

6. The Committee's decision was to lift the RSEO and grant a Certificate of Completion discharging the RSEO.
7. The decision of the Committee was unanimous.

Right of Appeal

8. **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

9. 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 from the day on which the appeal is abandoned or so determined.

Signed **Ewan Miller** Date *10/12/14*

Chairperson