



Certificate of completion of work

Issued by the Private Rented Housing Committee

Under section 60 of the Housing (Scotland) Act 2006

Case Reference Number: PRHP/RP/14/0162

Re : Eastmost ground floor flat, 68 Bedford Road, Aberdeen AB24 3LP (“the Property”)

Title No: ABN96747

The Parties:-

Miss Temitope Adewuyi, 68 Bedford Road, Aberdeen AB24 3LP (“the Former Tenant”)

Richard Bean (“the Landlord”) care of his agents Grampian Accommodation Agency, 24-26 Marischal Street, Aberdeen AB11 5AJ

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 11 and issued on or about 19 November 2014 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 this document type-written on this and the preceding page are executed by David Bartos, Advocate, Parliament House, Parliament Square,

Edinburgh EH1 1RF, Chairperson of the Private Rented Housing Committee at

Edinburgh on 12 July 2015 before this witness:-

S. Grant _____ witness **D. Bartos** chairman

STEWART GRANT name in full

20 WHITE DALES Address

EDINBURGH

Business Development Manager Occupation



**Decision of Private Rented Housing Committee
under Section 60 (5) of the Housing (Scotland) Act 2006**

Statement of Reasons for the Decision of the Private Rented Housing Committee

(Hereinafter referred to as "the Committee")

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

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The Committee comprised:-

Mr David Bartos - Chairperson
Mr Angus Anderson - Surveyor member

Decision

The Committee certify that the work required by the Repairing Standard Enforcement Order dated 11 November 2014 and issued on or about 19 November 2014 by relating to the Property, has been completed.

Background:-

1. On 2 July 2015 the Committee's surveyor member carried out a re-inspection of the works required by the Repairing Standard Enforcement Order ("RSEO") dated 11 November 2014 in respect of the Property. A representative of the Landlord's agents was present.

2. The report prepared by the surveyor member indicated that the RSEO had been complied with.
3. In particular the double sofa bed had been replaced in accordance with the requirements of the RSEO.
4. The evidence before the Committee consisted of:-
 - The PRHP Re-inspection report for the Property dated 4 July 2015
 - E-mail from the Landlord's agents to PRHP dated 5 June 2015
 - Confirmation of order of Ava Fabric Sofa Bed from Argos printed 5 May 2015

Findings of Fact

5. Having considered all the evidence, the Committee found the following facts to be established:-

The RSEO dated 11 November 2014 was served on the Landlord on 19 November 2014. As at 2 July 2015 the works sought in the RSEO had been carried out as stated in the Re-inspection Report.

Reasons for Decision

6. The work in the RSEO having been completed, the Committee decided to issue a certificate of completion.

Decision

7. The decision of the Committee as set out above was unanimous.

Rights of Appeal

- 8. A landlord or tenant aggrieved by either decision of the Committee may appeal to the Sheriff by summary application within 21 days of being notified of that decision.
- 9. Unless the lease or tenancy between the parties has been brought to an end, the appropriate respondent in such appeal proceedings is the other party to the proceedings and not the Private Rented Housing Panel whose Committee which made the decision.

Effects of Section 63 of the 2006 Act

- 10. Where such an appeal is made, the effect of this decision and of any Order or Certificate made in consequence of them is suspended until the appeal is abandoned or finally determined.
- 11. Where the appeal is abandoned or finally determined by confirming a decision, the decision and any Order or Certificate made in consequence of it are to be treated as having effect from the day on which the appeal is abandoned or so determined.

Signed ... **D. Bartos**Date: 12 July 2015.....

David Bartos, Chairperson

Signature of Witne **S. Grant**Date...12 July 2015.....

Name of witness: STEWART GRANT

Address: 20 WHITE DALES
EDINBURGH

Occupation of witness: Business Development Manager.