



**Certificate of Completion of work under  
section 60 of the Housing (Scotland) Act 2006**

**Issued by the Private Rented Housing Committee**

**Re 73 Henry Street, Langholm, DG13 0AR being the subjects registered in the land Register of Scotland under title number DMF18802 ('The Property')**

**The Parties:-**

**Alan R Currie residing formerly at 73 Henry Street, Langholm, DG13 0AR ('The former Tenant')**

**Catherine Morrison residing at Harbour View, Morvern Hill, Oban, PA34 4RW and James Kilcullen residing at 3 Barclay Court, Old Kilpatrick, Glasgow, G60 5HX ('The Landlords')**

**Case Ref No: PRHP/RP/14/0242**

**The original Committee members were Jacqui Taylor (Chairperson), Alexander Carmichael (Surveyor Member) and Ahsan Khan (Housing Member). Alexander Carmichael and Ahsan Khan resigned from considering this case after the variation of the RSEO on 26<sup>th</sup> October 2015 and George Campbell (Surveyor member) was appointed in their place.**

**CERTIFICATE OF COMPLETION**

**The Private Rented Housing Committee hereby certifies that the works required by the Repairing Standard Enforcement Order relative to the Property, dated 16<sup>th</sup> April 2015, which required the Landlords to:-**

- (1) Repair the solid fuel fire, flue and chimney stack to render them in a reasonable state of repair and proper working order.
- (2) Repoint the gable wall as required to render it in a reasonable state of repair and proper working order.
- (3) Repair the back boiler to render it in proper working order.
- (4) Repair or replace the broken bath.
- (5) Repair or replace the front and back doors to render them wind and water tight.
- (6) Repair the rear garden fence.
- (7) Repair the broken guttering at the rear of the Property.
- (8) Install smoke alarms in the living room and hall of the Property and install a heat alarm in the kitchen of the Property. All alarms to be hardwired and interlinked and comply with the Repairing Standard.

have been **Completed**.

**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 are executed by Jacqui Taylor, Solicitor, chairperson of the Private Rented Housing Committee at Irvine on 2nd September 2016 before the undernoted witness:**

Signed **J Taylor**

Chairperson ..... Date 2<sup>nd</sup> September 2016

**K Byrne**

Witness

Keirsten Byrne, Paralegal, 65 High Street, Irvine, KA12 0AL



## **DETERMINATION BY PRIVATE RENTED HOUSING COMMITTEE**

### **Statement of Decision of the Private Rented Housing Committee under section 26(1) of the Housing (Scotland) Act 2006**

**Re 73 Henry Street, Langholm, DG13 0AR being the subjects registered in the land Register of Scotland under title number DMF18802 ('The Property')**

#### **The Parties:-**

**Alan R Currie residing at 73 Henry Street, Langholm, DG13 0AR ('The Tenant')**

**Catherine Morrison residing at Harbour View, Morvern Hill, Oban, PA34 4RW and James Kilcullen residing at 3 Barclay Court, Old Kilpatrick, Glasgow, G60 5HX ('The Landlords')**

**REF:PRHP/RP/14/0242**

**The Committee members were Jacqui Taylor (Chairperson) and Alexander Carmichael (Surveyor member) and George Campbell (Surveyor Member for the inspection on 11<sup>th</sup> May 2016).**

#### **Background**

1. The Repairing Standard Enforcement Order ('RSEO') dated 16<sup>th</sup> April 2015 in respect of the Property required the Landlords to:-
  - (1) Repair the solid fuel fire, flue and chimney stack to render them in a reasonable state of repair and proper working order.
  - (2) Repoint the gable wall as required to render it in a reasonable state of repair and proper working order.
  - (3) Repair the back boiler to render it in proper working order.
  - (4) Repair or replace the broken bath.
  - (5) Repair or replace the front and back doors to render them wind and water tight.
  - (6) Repair the rear garden fence.
  - (7) Repair the broken guttering at the rear of the Property.
  - (8) Install smoke alarms in the living room and hall of the Property and install a heat alarm in the kitchen of the Property. All alarms to be hardwired and interlinked and comply with the Repairing Standard.
2. The Committee ordered that the works specified in the RSEO were to be carried out and completed by 31<sup>st</sup> July 2015.
3. On 26<sup>th</sup> October 2015 the Committee determined that items (5), (7) and (8) had been satisfactorily completed. They extended the date for completion of the outstanding matters being items (1), (2), (3), (4) and (6) to 30<sup>th</sup> April 2016.
4. On 11<sup>th</sup> May 2016 George Campbell, surveyor member of the Committee, carried out an inspection of the Property for the purpose of ascertaining whether the said outstanding repairs had been completed. He found that items (1),(2),(3) and (4) had been satisfactorily completed. However item (6) was still outstanding. His reinspection report dated 11<sup>th</sup> May 2016 is annexed and executed as relative hereto.

5. James Kilcullen, one of the Landlords, wrote to the PRHP Administration on 25<sup>th</sup> August 2016 and confirmed that the works required by the RSEO had been completed. He also enclosed photographs of the repaired rear garden fence.

#### **Decision and Reasons**

6. The Committee being satisfied that the works required in terms of the RSEO have been completed determined that the Landlords have fully complied with the RSEO and that the RSEO was revoked.

#### **Right of Appeal**

7. 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**

8. 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 .....  
Chairperson

**J Taylor**

Date: 2<sup>nd</sup> September 2016



## PRHP Re-inspection report



**Property:** 73 Henry Street, Langholm DG13 0AR

**Ref no:** PRHP/RP/14/0242

**Surveyor:** George Campbell

**Weather:** Sunny and very warm.

**Access:** Wednesday 11 May 2016 at 11.30 hours.

In attendance:

James Kilcullen and Catherine Morrison, the Landlords.

**RSEO:** The Private Rented Housing Committee, in the RSEO variation dated 26 October 2015, required the Landlord to:-

1. Repair the solid fuel fire, flue and chimney stack to render them in a reasonable state of repair and proper working order.
2. Repoint the gable wall as required to render it in a reasonable state of repair and proper working order.
3. Repair the back boiler to render it in proper working order..
4. Repair or replace the broken bath.
6. Repair the rear garden fence.

### **Works in RSEO undertaken:**

At inspection, all of the above requirements had been completed except for Item 6.

### **Works in RSEO outstanding:**

The repair to the rear garden fence has not yet been done. The Landlords have sourced a suitable timber supply from the Buccleuch Estates in Langholm and expect the fence repair work to be completed in the near future.

George Campbell, Surveyor

Dated: 11 May 2016

Photographs taken at 73 Henry Street, Langholm DG13 0AR on 11 May 2016 (PRHP/RP/14/0242)



01 – Front elevation (taken at initial inspection)



02 – New multi-fuel stove (with new back boiler)



03 – New bath (fitted and operational)



04 – Gable wall (roughcast except for chimney head)



05 – Chimney head (part brick & part stone block)



06 – Outside fence (not repaired)