



**Certificate of Completion of Work  
Issued by the Private Rented Housing Committee  
Under Section 60 of the Housing (Scotland) Act 2006**

prhp ref: RP/15/0061

**Re Rowanlea, 5 Breakish, Isle of Skye, IV42 8PY, being the subjects registered in the Land Register of Scotland under title number INV 15494 ('the Property')**

**The Parties:-**

**Mrs Tracie Barker, residing at the Property ("The Tenant")**

**Mr Philip Kirkland, residing at 1 The Pastures, Stocksfield, Northumberland, NE43 7NG and Ms Sarah Wilson, residing at 12 Edith Street, Dudley, Northumberland ("The Landlord")**

**Private Rented Housing Committee: Martin McAllister, legal member and Andrew Taylor, surveyor member.**

**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<sup>th</sup> August 2015 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 are executed by Martin Joseph McAllister, Chairman of the private rented housing committee at Saltcoats on 14<sup>th</sup> April 2016 before Paula Sinclair, 51 Hamilton Street, Saltcoats.

**Martin McAllister**

Chairman

**Paula Sinclair**

Witness



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

### **Statement relative to Certificate of Completion of work issued by the Private Rented Housing Committee under section 60 of the Housing (Scotland) Act 2006**

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**Private Rented Housing Committee: Martin McAllister, legal member and Andrew Taylor, surveyor member.**

#### **Background**

1. On 11<sup>th</sup> August 2015 the Private Rented Housing Committee ('the Committee') issued a Repairing Standard Enforcement Order ('RSEO') in respect of the Property. The members of the Committee were Mr Martin McAllister (Chairperson) and Mr Andrew Taylor (Surveyor Member. The RSEO was in the following terms:-
  - a. Engage a suitably qualified drainage professional to examine, test and report on the operation of the external drainage installation and septic tank; carry out any recommendations highlighted in that report and leave the complete soil and rainwater system in proper working order including clearing accumulated sewage at rodding eye and garden area and making good rodding eye and affected landscaping.
  - b. Engage a suitably qualified heating engineer to reconnect the oil tank and boiler, provide a suitable base for the oil tank, fully test, service and commission the central heating system and leave in proper safe working order.

- c. **Provide and install smoke detection and alarm equipment in accordance with the British Standard on the design of fire detection installations for dwellings (BS5839 Part 6) in conjunction with the Scottish Government's Technical Handbook 2013 Domestic under Section 2 -Fire, Sub-section 2.11 Communication.**
2. On 8<sup>th</sup> February 2016 the Committee extended the time for carrying out the work from a period of six months of intimation of the repairing standard enforcement order to another date being 8<sup>th</sup> April 2016.
  3. On 12<sup>th</sup> April 2016 the surveyor member of the Committee inspected the Property and found that all work required by the repairing standard enforcement order had been carried out satisfactorily.
  4. The tenancy having come to an end, the members of the Committee had no difficulty in determining that a Certificate of Completion in terms of Section 60 of the Housing (Scotland) Act 2006 should be issued without further reference to the parties. It agreed that it should do so.

### **Right of Appeal**

5. 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**

6. 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.

**Martin McAllister**

Signed ...  
Chairperson

....Date 14<sup>th</sup> April 2016