



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

Issued by the Private Rented Housing Committee

Re:Hardcroft, Gatehouse of Fleet, Castle Douglas, DG7 2EN being the subjects described in the Disposition in favour of Walter Jameson McCulloch Recorded in the Division of The General Register of Sasines for the County of Kirkcudbright on 11th May 1938 (Search Sheet 12 1/489) ('the Property')

The Parties:-

Dumfries & Galloway Council, Landlord Registration Department, Municipal Chambers, Buccleuch Street, Dumfries, DG1 2AD (The Applicants')

Ardwall Farms Limited being a Company registered under the Companies Acts and having their registered office at 1, Earl Gray Street, Edinburgh, represented by Alexander McCulloch residing at Ardwall House, Gatehouse of Fleet, Castle Douglas, DG7 2EN ('The Landlord')

Case Ref No: PRHP/RT/16/0115

The Committee members were Jacqui Taylor (Chairperson) and George Campbell (Surveyor Member).

CERTIFICATE OF COMPLETION

The Private Rented Housing Committee hereby certifies that the works required by the **Repairing Standard Enforcement Order** dated 22nd June 2016 ('RSEO') which required the Landlord to :-

'1. Remedy the water penetration of the east gable wall of the Property and associated dampness to the kitchen.

2. The Private Rented Housing Committee order that the works must be carried out and completed by 30th September 2016.'

Have been **Completed**.

A party 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 variation is suspended until the appeal is abandoned or finally determined, and where the appeal is abandoned or finally determined by confirming the decision, the variation will be treated as having effect from the day on which the appeal is abandoned or so determined.

In Witness whereof these presents are executed by Jacqui Taylor, Solicitor, Chairperson of the Private Rented Housing Committee at Irvine on 28th November 2016 before the undernoted witness:

Signed..... **J Taylor** Date 28th November 2016
Chairperson **K Byrne**
..... Witness: Keirsten Byrne, 65, High Street, Irvine



Determination by Private Rented Housing Committee

Statement of decision of the Private Rented Housing Committee under Section 60 of the Housing (Scotland) Act 2006

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The Committee members were Jacqui Taylor (Chairperson) and George Campbell (Surveyor Member).

Decision

The Committee, having considered the Landlord's representations for the purposes of determining whether the works specified in the Repairing Standard Enforcement Order had been completed determined that the required works had been completed and the order should be revoked.

Background

1. The Repairing Standard Enforcement Order relative to the Property dated 22nd June 2016 (hereinafter referred to as 'RSEO') required the Landlord to:-

' Remedy the water penetration of the east gable wall of the Property and associated dampness to the kitchen.

The Private Rented Housing Committee order that the works must be carried out and completed by 30th September 2016.'

2. On 10th October 2016 the Surveyor Member of the Committee inspected the Property to determine if the required works had been completed. Both the Landlord and Tenant were present at the inspection and confirmed that the dampness had been eradicated. The Landlord explained that an external tap had been replaced but as dampness was still experienced he instructed external excavation along the east gable. During the excavation works it was found that tile drains were broken and not functioning. The drains were replaced and connected to the existing drainage. The water from the gable area now drains downhill and the dampness to this part of the Property has gone.

Decision

3. The Committee being satisfied that the water penetration of the east gable wall of the Property and associated dampness to the kitchen had been satisfactorily repaired determined to revoke the RSEO as the outstanding works had been completed.

4. The decision of the Committee was a unanimous decision.

Right of Appeal

5. A party 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.

Signed **J Taylor** Date 28th November 2016
Chairperson