

Certificate of completion of work

Issued by the Private Rented Housing Committee

Under section 60 of the Housing (Scotland) Act 2006

prhp Ref: prhp/KY6/140/10

Re: Property at 14 Dunbar Court, Macedonia, Glenrothes ("the Property")

Land Register Title No: FFE35394

The Parties:-

Miss Lois Smith, 14 Dunbar Court, Glenrothes ("the Tenant")

And

**Mr Scott Bissett, c/o Century 21 Glenrothes, 22 North Street, Glenrothes
("the Landlord")**

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 18 March 2011 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 Judith V Lea, solicitor, Unit 3.5 The Granary Business Centre, Coal Road, Cupar, Fife, KY15 5YQ, chairperson of the Private Rented Housing Committee at Cupar on 15 June 2011 before this witness:-

R Graham

witness

J V Lea

chairman

Rachel Graham
Unit 3.5 The Granary Business Centre
Coal Road
Cupar, Fife
KY15 5YQ



**Statement of facts and reasons for
Decision to grant Certificate of completion of work
Under section 60 of the Housing (Scotland) Act 2006**

prhp Ref: prhp/KY6/140/10

Re: Property at 14 Dunbar Court, Macedonia, Glenrothes ("the Property")

Land Register Title No: FFE35394

The Parties:-

Miss Lois Smith, 14 Dunbar Court, Glenrothes ("the Tenant")

And

**Mr Scott Bissett, c/o Century 21 Glenrothes, 22 North Street, Glenrothes
("the Landlord")**

Statement of facts and reasons.

1. The Private Rented Housing Committee re-inspected the property on 23 May 2011 in order to ascertain whether the work required by the Repairing Standard Enforcement Order served on 18 March 2011 had been completed.
2. The property was vacant. Jim Parker, letting agent, attended on behalf of the Landlord at the re-inspection.
3. The Committee noted that:-
 - The holes and rot in the external timber of the porch and been filled and painted.
 - The inspection of the interior showed one or two localised spots of high instrumental moisture readings and a few localised areas of moderate meter readings all consistent with the interior drying out.
 - The inspection of the bathroom showed that the interior had been redecorated and there was no dampness apparent.
 - The musty smell previously present in the property had gone.

4. The Committee was satisfied that all works required by the RSEO had been satisfactorily carried out. Accordingly, the Committee decided to grant a Certificate of completion.

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.

Where such an appeal is made, the effect of the decision and the Certificate is suspended until the appeal is abandoned or finally determined. Where the appeal is abandoned or finally determined by confirming the decision, the decision and the Certificate are to be treated as having effect from the day on which the appeal is abandoned or so determined.

J V Lea

SignedDate 15 June 2011
(Judith V Lea, Chairperson)