

Certificate of completion of work

Issued by the Private Rented Housing Committee

Under section 60 of the Housing (Scotland) Act 2006

Re : Property at 39 Niven Road, Inverkeithing, Fife being All and Whole the dwellinghouse known as and forming Thirty Nine Niven Road, Inverkeithing, Fife, KY11 1EE, being the subjects extending to Four Hundred and Forty Seven square yards or thereby at BORELAND, all as more particularly contained in Search Sheet number 49466 and in Disposition described in favour of Catherine McGonigle dated 27 April 1978 and recorded General Register of Sasines applicable to the County of Fife on 13 July 1978. ("the Property")

The Parties:-

Mr I Robertson and Ms L Clark, 39 Niven Road, Inverkeithing, Fife ("the Tenants")

And

Ms J Maley, 159 West Park Road, Rosyth, Fife ("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 2 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 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 13 October, 2011 before this witness:-

M Smith

witness

Maxine Smith
Unit 3.5 The Granary Business Centre
Coal Road
Cupar, Fife
KY15 5YQ

J V Lea

chairman



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/KY11/157/10

Re : Property at 39 Niven Road, Inverkeithing, Fife being All and Whole the dwellinghouse known as and forming Thirty Nine Niven Road, Inverkeithing, Fife, KY11 1EE, being the subjects extending to Four Hundred and Forty Seven square yards or thereby at BORELAND, all as more particularly contained in Search Sheet number 49466 and in Disposition described in favour of Catherine McGonigle dated 27 April 1978 and recorded General Register of Sasines applicable to the County of Fife on 13 July 1978. ("the Property")

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Statement of facts and reasons.

1. On 1 March 2011, the Private Rented Housing Committee issued a decision requiring the Landlord to comply with the Repairing Standard Enforcement Order made by the Committee on 1 March 2011.
2. The landlord submitted a request for a variation of the Repairing Standard Enforcement Order asking for a further 4 week period to carry out the work.
3. On 28 March 2011 the Committee issued a letter to the Landlord allowing a period of 4 weeks for all the work in the Repairing Standard Enforcement Order, with the exception of making safe and replacing the harling to the rear elevation of the property, to ensure it is in a reasonable state of repair. The Committee had concerns with regard to the dangerous state of the harling and accordingly wished it to be dealt with as soon as possible.
4. On 21 April 2011 the surveyor member of the Committee re-inspected the property. The Landlord and her husband were present at the inspection.

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5. The Surveyor member was satisfied that the right hand hopper on the front living room window was now in proper working order and that the front door was now wind and watertight and in proper working order. The Committee accordingly considered that these aspects of the Repairing Standard Enforcement Order had been complied with.
6. The undernoted works were still outstanding but the Landlord had been given a four week extension to complete them:
 1. Repair/replace upper hall stair landing window to ensure it is wind and water tight and in proper working order.
 2. Stabilise and make safe the lower step at the back door to ensure it is in a reasonable state of repair.
 3. Repair the hole in the front left bedroom wall to ensure it is in a reasonable state of repair.
 4. Repair the gutter above the flank wall above the garage to ensure it is in a reasonable state of repair.
7. The work which should have been done by the date of inspection to make safe and repair/replace the harling to the rear elevation of the property to ensure it is in a reasonable state of repair had not been dealt as at the date of inspection. The Landlord requested an extension of time to complete the works.
9. The surveyor member was informed that the Landlord had taken some steps to try and have the work done on the harling but the builder who had inspected the property did not have the necessary expertise to carry out the work.
10. The Committee granted a further 2 week period for all the outstanding work in the Repairing Standard Enforcement Order to be completed.
11. The surveyor member of the Committee re-inspected the property on the morning of 7 June 2011 in order to ascertain whether all the work required by the Repairing Standard Enforcement Order served on 2 March 2011 had been completed.
12. The Landlord was present at the re-inspection.
13. The Committee noted that all the works in the Repairing Standard Enforcement Order had been completed to a satisfactory standard with the exception of item 6 in the Repairing Standard Enforcement Order being repair the gutter above the flank wall above the garage to ensure it is in a reasonable state of repair.
14. This item was still outstanding due to a misunderstanding on the part of the Landlord. Work had been carried out to the garage roof instead, which was

not included in the RSEO. The Landlord undertook to arrange the replacement of the damaged gutter immediately and provide photographic evidence on completion.

15. On 10 October 2011 the Landlord provided a letter confirming that replacement guttering and making good of the corner of the roughcasting had now been completed and attached a builder's invoice confirming this.
16. The Committee is accordingly now satisfied that all works required by the RSEO have 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

Signed Date..... 13 October..2011
(Judith V Lea, Chairperson)