



**Certificate of completion of work**

**Issued by the Private Rented Housing Committee**

**Under section 60 of the Housing (Scotland) Act 2006**

**Reference number: prhp/ RP/15/0121**

**Re: Property at 23 Carfrae Drive, Glenrothes KY6 1LX ("the property")**

**Land Register Number: FFE46352**

**The Parties:-**

**Mrs Anita Karen Paterson, formerly of 23 Carfrae Drive, Glenrothes, KY6 1LX ("the former Tenant")**

**Valentin Getov, 29 Queen Margaret Drive, Glenrothes KY7 4HR ("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 27 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 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 28 October 2015 before this witness:-

R. GRAHAM

J. LEA

\_\_\_\_\_ witness

\_\_\_\_\_ chairman

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



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

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**Statement of facts and reasons.**

1. In terms of the decision dated 26 August 2015, the Private Rented Housing Committee (comprising Judith Lea, Chairman and Legal Member, Geraldine Wooley, survey member and Susan Shone, housing member) determined that the Landlord had failed to comply with the duty imposed by Section 14(1)(b) of the Housing (Scotland) Act 2006 and made a Repairing Standard Enforcement Order requiring the Landlord to rectify the items highlighted in the Electrical Installation Condition Report on the property dated 4 May 2015 classified code C2.
2. The surveyor member of the Private Rented Housing Committee re-inspected the property on 16 October 2015. The Landlord was present together with his agent, Remax. The new Tenant, Mr Harry Benton was also in attendance.
3. The Landlord informed the surveyor member that both the lighting and the electrical sockets systems had been re-wired. The Landlord produced an invoice and paperwork from Stuart Keillor Electrical Services indicating that the items in the Electrical Installation Condition Report had been resolved. The surveyor member inspected the property and noted that all the light switches, some light

fittings and sockets were new, having been replaced since the previous inspection. The socket close to the cooker in the kitchen had been removed and made safe and a CO<sup>2</sup> alarm has been fitted outside the boiler cupboard on the landing. (All as per the attached photographs)

4. In the circumstances, the Committee have no reason to think that the electrical wiring has not been replaced and upgraded. The Committee noted however that Stuart Keillor Electrical Services do not appear to be on any of the approved list of electrical contractors.
5. In the whole circumstances 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.**

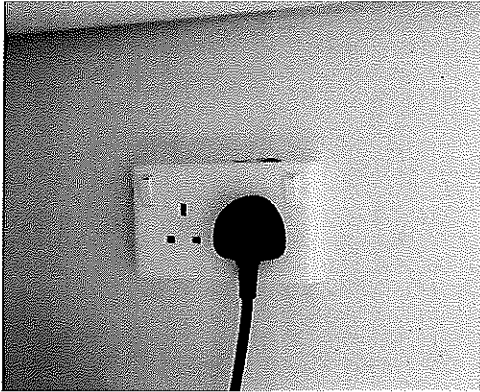
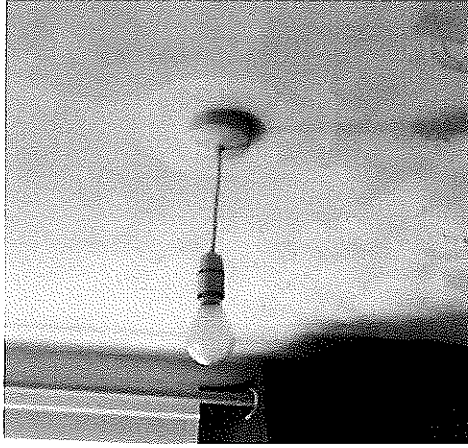
Where such an appeal is made, the effect of the decision and the Certificate is suspended until the appeal is abandoned or finally determined. Where the appeal is abandoned or finally determined by confirming the decision, the decision and the Certificate are to be treated as having effect from the day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

J. LEA

Signed .....Date 28 October 2015  
(Judith V Lea, Chairperson)

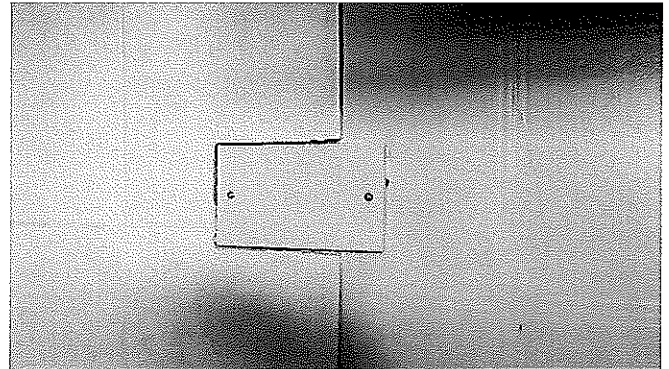


**Photo 5: light fitting replacement**



**Photo 6: new power socket installed in kitchen**

**Photo 7: Power socket removed from dangerous location close to cooker**



**Photo 8: CO2 alarm fitted outside boiler cupboard**

Signed:.....  
Judith Lea