



Certificate of completion of work

Issued by the Private Rented Housing Committee

Under section 60 of the Housing (Scotland) Act 2006

prhp Ref: PRHP/RP/13/0085

Re : Property at 6 Hill Street, Cowdenbeath, KY4 9AY ("the Property")

Land Register Title Number: FFE30161

The Parties:-

Miss Claire Devlin, 6 Hill Street, Cowdenbeath, KY4 9AY ("the former Tenant")

Mr Keith Burdett, 41 Tulloch Court, Cowdenbeath, KY4 9ST ("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 28 August 2014 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 22 September 2015 before this witness:-

R. Graham____ witness

____**J. Lea**____ 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
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The Committee:-

Judith Lea, Chairperson and legal member, Andy Taylor, surveyor member and Christine Anderson, housing Member

Statement of facts and reasons.

Background

1. On 28 August 2014, the Private Rented Housing Committee issued a decision requiring the Landlord to comply with the Repairing Standard Enforcement Order made by the Committee on 26 August 2014.
2. On 27 November 2014 the surveyor member of the Committee re-inspected the property. The Tenant was present. The Landlord did not attend and was not represented.
3. The surveyor member noted that none of the works specified in the Repairing Standard Enforcement Order had been carried out.
4. The Tenant advised that on receipt of the Repairing Standard Enforcement Order the Landlord had issued the Tenant with notice to quit on 18 November

2014. The Landlord then issued a correct notice to quit, requiring the Tenant to remove from the property on 15 January 2015.
5. On 12 October 2014 a contractor was sent by the Landlord to assess the repairs needed in terms of the Repairing Standard Enforcement Order. However nothing has been done so far. The surveyor member noted that the faulty toilet no longer flushes at all.
 6. The Landlord sent written representations purporting to be an appeal but it was not a valid appeal.
 7. The Landlord was given until 19 January 2015 to provide evidence that the work had been carried out. Nothing was provided. The Committee accordingly determined that the Landlord had failed to comply with the terms of Repairing Standard Enforcement Order in terms of Section 26(1) of the Housing (Scotland) Act 2006 and served Notice of that failure on the Local Authority. The Committee also issued a Rent Relief Order for 90% of the rent.
 8. On 29 July 2015 the Landlord contacted the Panel confirming that all the repairs had been completed and asked for a re-inspection. A re-inspection of the property was carried out by Andy Taylor, Surveyor Member of the Panel on 21 August 2015. The Landlord was in attendance as was the new Tenant, Miss Louise Connor.
 9. The Surveyor Member noted that the faulty mechanism in the toilet cistern had been replaced and the toilet is now in proper working order, that the kitchen fittings and worktops had been fully replaced and properly sealed, that the shower tray and screen had been replaced and the tiles in the cubicle had also been replaced. The Surveyor Member considered that the installation was now water tight and in proper working order. The Surveyor Member also noted that the gutters/rhones had been cleared and appeared to be functioning correctly, that the outside light and extractor fan were functioning correctly and that doors to the four upstairs' rooms had been replaced or repaired and were in a reasonable state of repair.
 10. No door had been provided to the dining room but the new Tenant had requested that no door be fitted as she used the area for circulation. The Surveyor Member also noted that the garden was in a reasonably safe and tidy state, apart from the bin area which the new Tenant accepted was her responsibility. All as per the photographs in the Schedule attached.
 11. In the circumstances, the Committee considered that all the works in the Repairing Standard Enforcement Order had been satisfactorily carried out. The Committee accordingly decided to grant a Certificate of Completion.

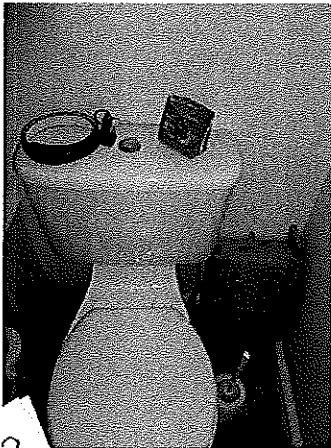
A landlord or a tenant aggrieved by this decision of the Private Rented Housing Committee may appeal to the Sheriff by summary application within 21 days of being notified of that decision.

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.

Signed **J. Lea** ...Date 22/9/15
(Judith V Lea, Chairperson)

SCHEDULE

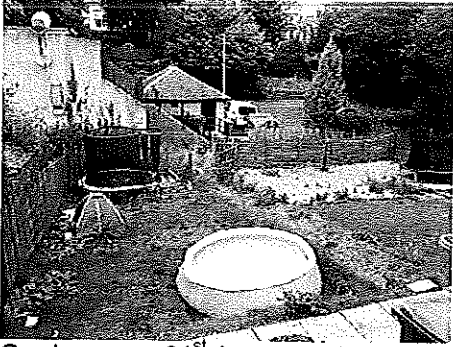
PRHP Re-Inspection Report



WC and cistern- 21st August 2015



Kitchen units/worktops- 21st August 2015



Garden area- 21st August 2015

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22/9/15