



Certificate of completion of work

Issued by the Private Rented Housing Committee

Under section 60 of the Housing (Scotland) Act 2006

**Re: Property at 43 Auchmuty Road, Glenrothes KY7 5NG, being the subjects more particularly described in Land Certificate number FFE5616
(Hereinafter referred to as "the house")**

PRHP REFERENCE KY7/136/12

The Parties:-

Mrs. Margaret Coupe, formerly of 43 Auchmuty Road, Glenrothes ("the Tenant")

Mr. William Russell, c/o Advance Properties, 36 Crosshill Business Centre, Main Street, Crosshill, Lochgelly, Fife KY5 8BJ (represented by Mrs. Yvonne Russell, spouse of the said William Russell) ("the Landlord")

CERTIFICATE OF COMPLETION

The Private Rented Housing Committee hereby certifies that the works, required by the **Repairing Standard Enforcement Order** relative to the house dated 10 December 2012, have been completed. Accordingly, the said Repairing Standard Enforcement Order relative to the house is 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 typewritten on this and the preceding page are executed by Mrs. Aileen Margaret Devanny, Solicitor, Chairperson of the Private Rented Housing Committee at Glasgow on the Fourth day of February, Two Thousand and thirteen before the undernoted witness

N Russell

A Devanny

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NATASHA RUSSELL

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Europa Building

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450 Argyll Street

.....
Glasgow

.....
Panel clerk



**STATEMENT OF DECISION OF THE PRIVATE RENTED HOUSING COMMITTEE
UNDER SECTION
26(1) OF THE HOUSING (SCOTLAND) ACT 2006**

In connection with

**Property at 43 Auchmuty Road, Glenrothes KY7 5NG, being the subjects more particularly described in Land Certificate number FFE5616
(Hereinafter referred to as "the house")**

Mrs. Margaret Coupe, formerly of 43 Auchmuty Road, Glenrothes ("the Tenant")

Mr. William Russell, c/o Advance Properties, 36 Crosshill Business Centre, Main Street, Crosshill, Lochgelly, Fife KY5 8BJ (represented by Mrs. Yvonne Russell, spouse of the said William Russell) ("the Landlord")

PRHP REFERENCE KY7/136/12

DECISION

The Private Rented Housing Committee ("the Committee"), having made such enquiries as is fit for the purposes of determining whether the Landlord has complied with the Repairing Standard Enforcement Order (hereinafter referred to as "the RSEO") in relation to the house concerned, and taking account of the findings of the surveyor member following a re-inspection of the house, the Committee considered that the Landlord had satisfactorily completed the works detailed in the RSEO and decided to issue a certificate of completion of works in terms of Section 60 of the Act.

Background

1. Reference is made to the Determination of the Committee dated 26 November 2012 which decided that the Landlord had failed to comply with the duty imposed by Section 14(1) (b) of the Act and to the RSEO made by the Committee and signed on 10 December 2012 which required the Landlord to carry out works as specified in the RSEO ("the works"). The said works to be carried out and completed within a period of 42 days from the date of service of the Notice of the RSEO.

2. Following upon expiry of the timescale for completion of works specified in the RSEO, the surveyor member re-inspected the house on 28 January 2013 and confirmed that the works specified in the RSEO have been satisfactorily completed and decided that it is appropriate to issue a Certificate of Completion in terms of Section 60 of the Act. The members of the Committee were unanimous in their decision.

A Devanny

Chairperson,
1 February 2013