



**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/14/0082**

**Re : Property at 4 Midfield Terrace, Steelend, Dunfermline, KY12 9NB ("the Property")**

**Land Register Title Number: FFE54905**

**The Parties:-**

**Mr James Davidson, 4 Midfield Terrace, Steelend, Dunfermline, KY12 9NB ("the Tenant")**

**Mr Mordecai Bamburger, 15 Belmont Drive, Giffnock, G46 7NZ ("the Landlord")**

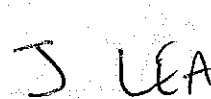
**CERTIFICATE OF COMPLETION**

The Private Rented Housing Committee hereby certifies that the work required by the **Repairing Standard Enforcement Order** relative to the Property served on 22 September 2014 has now 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 10 June 2015 before this witness:-

 \_\_\_\_\_ witness

 \_\_\_\_\_ 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**

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**Statement of facts and reasons.**

1. On 22 September 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 17 September 2014.
2. On 10 December 2014 the surveyor member of the Committee re-inspected the property. The Tenant and his carer were present. Landlord was not present or represented.
3. The surveyor member noted that:
  1. Locks: the Yale lock had been replaced and is in working order. The internal mechanism of the mortice lock had also been replaced and is functional, although it takes some effort to close the door properly.
  2. Combi boiler: this had been repaired and at the time of inspection was in working order and the property was warm throughout.

3. Ceiling panels: these have been fixed in place and are now in a reasonable state of repair. The tenant reported some recent signs of a leak from the roof but there was no evidence of this at the time of inspection despite there being rain and sleet that morning.
4. The bathroom sink had been replaced place and taps and drainage are in working order.
5. A replacement cooker had been supplied which appears to be in working order.
4. The surveyor member however noted that no Gas Safety Certificate had been produced and that no work had been carried out to the electrical system in the kitchen. Sockets on the external wall (other than the cooker) do not work. No Electrical Safety Certificate was supplied.
5. The Committee was accordingly satisfied that the Landlord had complied with items 1-4 of the Repairing Standard Enforcement Order but considered that item 5 remained outstanding
6. As the Landlord had attended to the most urgent works in the Repairing Standard Enforcement Order, the Committee allowed a further period of four weeks for the Landlord to comply with item 5 of the Repairing Standard Enforcement Order and produce a gas safety certificate, electrical safety certificate and evidence that the electrical system was fully functional.
7. On 28 April 2015 the surveyor member of the Committee re-inspected the property. A gas safety certificate was produced which showed the installation to be in a safe condition and the plumber to be gas safe registered. An Electrical Installation Condition Report was also produced but was not in satisfactory terms. The Landlord's agent assured the surveyor member that the items which were not satisfactory would be dealt with as a matter of urgency.
8. On 8 May 2015 the Landlord's agent produced a satisfactory Electrical Installation Condition Report.
9. In the circumstances, the Committee is now satisfied that all the works required by the Repairing Standard Enforcement Order have been satisfactorily completed. 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.

Signed ..... J VEA  
(Judith V Lea, Chairperson)

.....Date 10 June 2015