

**Certificate of completion of work**

**Issued by the Private Rented Housing Committee**

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

**Re : Property at 63 Hepburn Gardens, St Andrews, Fife ("the Property")**  
**Title No: FFE26224**

**The Parties:-**

**Kumar and Meera Kymal, care of Eve Brown Limited, 12a Hope Street, St Andrews, Fife ("the Landlord")**

**Helena Wood, Camilla Scrimgeour, Alix Carruthers and Nicholas Winton, 63 Hepburn Gardens, St Andrews, Fife ("the Tenants")**

**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 5<sup>th</sup> May 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 and the preceding 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 14 July 2011 before this witness:-

**M Smith** \_\_\_\_\_ witness

**J V Lea** \_\_\_\_\_ chairman

Maxine Smith  
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**

**prhp Ref: prhp/KY16/175/10**

**Re: Property at 63 Hepburn Gardens, St Andrews, Fife ("the Property")**

**Title No: FFE26224**

**The Parties:-**

**Kumar and Meera Kymal, care of Eve Brown Limited, 12a Hope Street, St Andrews, Fife ("the Landlord")**

**And**

**Helena Wood, Camilla Scrimgeour, Alix Carruthers and Nicholas Winton, 63 Hepburn Gardens, St Andrews, Fife ("the Tenants")**

**Statement of facts and reasons.**

1. The Private Rented Housing Committee re-inspected the property on 6 July 2011 in order to ascertain whether the work required by the Repairing Standard Enforcement Order served on 5 May 2011 had been completed.
2. Mr Brown, the Landlord's agent was present at the re-inspection. The tenants are no longer in the property and the property appeared to be vacant.
3. The Committee noted that:-
  - An invoice from Andrew McManus dated 14 June 2011 showed that works had been carried out at the property. The Committee however considered that a re-inspection was required to check that all matters in the Repairing Standard Enforcement Order had been satisfactorily completed.
  - It was clear from the re-inspection that the slipped slates at the front elevation of the property had been secured and the grass in the gutter was no longer evident. This was confirmed by an internal inspection showing

the gutter to be clear and the downpipe draining efficiently. Although the decoration remained stained with damp internally, the ceiling to the left of the dormer window in the front bedroom remained dry to the touch despite the recent heavy rainfall prior to the re-inspection. The Committee was accordingly satisfied that this roof is now wind and watertight.

- It was not possible to inspect the work to the rear elevation externally due to there being no clear view of the roof. However on internal inspection it was observed that the decoration remained stained with a small area of black mould, but there was no evidence of further ingress of water despite the recent heavy rainfall.
- The damaged chair in the property has been removed.
- On the basis of the re-inspection and the evidence contained in the invoice from Andrew McManus, the Committee was satisfied that all works required by the RSEO had been satisfactorily carried out.

4. 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.

**J V Lea**

Signed .....Date...14 July...2011  
(Judith V Lea, Chairperson)