



**Statement of Facts and Reasons for decision to grant a Certificate of Completion of Work under Section 60 of the Housing (Scotland) Act 2006**

prhp Ref: PRHP/KY7/27/09

Re : Property at 32 Carleton Crescent, Woodside, Glenrothes, Fife, KY7 5AN ("the Property")

Title No: ALL and WHOLE the semi-detached property known as and forming 32 Carleton Crescent, Woodside, Glenrothes, Fife, KY7 5AN being the subjects registered in the Land Register of Scotland under Title Number FFE57993

**The Parties:-**

**KAREN BAIRDEN** residing at 32 Carleton Crescent, Woodside, Glenrothes, Fife, KY7 5AN ("the Tenant")

and

**DUNCAN BRUCE GEMMILL** and **DEBBIE ANNE GEMMILL** residing at 14 Patenier Street, Ashby, Perth, 6065 Western Australia ("the Landlords")

**Statement of Facts and Reasons to Duncan Bruce Gemmill and Debbie Anne Gemmill ("the Landlord")**

- (1) Mr David Godfrey, Surveying Member and Mr Robert Shea, Clerk to the Private Rented Housing Committee reinspected the property on 13 July 2009 in order to ascertain whether the work required by the Repairing Standard Enforcement Order served on 18 June 2009 had been completed.
- (2) The Tenant and her Father, Mr Ken Nicoll were present at the reinspection. The Landlord was not present at the reinspection.
- (3) The Committee noted that:-
  - The windows in each of the bedrooms were inspected and the opening central hoppers appear to have been satisfactorily repaired.
  - New hinges have been fitted to the opening sections and various handles and catches have also been replaced.
  - Although not included in the order it was pointed out to the Committee that the Lounge window had also been repaired.
- (4) 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 the 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 of the order is suspended until the appeal is abandoned or finally determined, and where the appeal is abandoned or finally determined by confirming the decision, the decision and the order will be treated as having effect from the day on which the appeal is abandoned or so determined.

In witness whereof these presents type written on this and the preceding page are executed by Ewan Kenneth Miller, Solicitor, Whitehall House, 33 Yeaman Shore, Dundee Chairperson of the Private Rented Housing Committee at Dundee on 5 August 2009.

before this witness:-

**L Johnston**

witness

**E Miller**

Chairman

LINDSAY JOHNSTON  
Whitehall House  
33 Yeaman Shore  
Dundee  
DD1 4BJ  
Legal Secretary



**Certificate of completion of work**

**Issued by the Private Rented Housing Committee**

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

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**DUNCAN BRUCE GEMMILL and DEBBIE ANNE GEMMILL residing at 14 Patenier Street, Ashby, Perth, 6065 Western Australia ("the Landlords")**

**And**

**KAREN BAIRDEN residing at 32 Carleton Crescent, Woodside, Glenrothes, Fife, KY7 5AN ("the Tenant")**

**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 18 June 2009 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 Ewan Kenneth Miller, Solicitor, Whitehall House, 33 Yeaman Shore, Dundee Chairperson of the Private Rented Housing Committee at Dundee on 5 August 2009.

before this witness:-

**L Johnston** witness

**E Miller** Chairman

LINDSAY JOHNSTON  
Whitehall House  
33 Yeaman Shore  
Dundee  
DD1 4BJ  
Legal Secretary