



## **PRIVATE RENTED HOUSING COMMITTEE**

### **DETERMINATION AND REASONS OF THE PRIVATE RENTED HOUSING COMMITTEE UNDER RULE 26 OF THE PRIVATE RENTED HOUSING PANEL (APPLICATIONS AND DETERMINATIONS)(SCOTLAND) REGULATIONS 2007**

**In connection with**

#### **PROPERTY:**

**Reference number: – PRHP/G83/81/13**

**Property: 32 Nobleston Estate, Alexandria, G8 39DA**

**The Parties: –**

**Brian Cureton, residing formerly at the property (“the Tenant”)**

**Mr James Kelly, residing Branxholm, Overton Road, Alexandria, G83 0LJ, per Lawrie  
Jackson, Solicitors, 13, Granville Street, Glasgow G13 7EE  
 (“the Landlord”)**

**Mrs Rosamund Kelly, residing at Branxholm, aforesaid  
 (Registered co-Proprietor)**

#### **DETERMINATION**

**The Committee, having made such enquiries as are necessary to enable it to determine whether the Landlord has complied with the duty imposed by Section 14 (1)(b) of the Housing (Scotland) Act 2006 (hereinafter referred to as “the Act”) in relation to the Property determined that the Landlord has complied with that duty.**

#### **BACKGROUND AND REASONS**

1. Reference is made to the Direction of the Committee dated 9 July 2013 which directed the Landlord to:

Lodge with PRHP:

1. Within a period of 4 weeks from date of service of this Notice:

- 1) A current Gas Safety Certificate in respect of the property
- 2) A Periodic Inspection Report prepared by a suitably qualified electrician.

- 3) Copy receipted invoice from a plumbing contractor confirming that the drain from the shower has been cleared.
2. Following service of the Direction, the Landlord lodged the required documentation with PRHP
3. In the absence of any reason for not so doing, the Committee was satisfied that the Direction had been complied with and determined to dismiss the application.
4. The decision of the Committee was unanimous.

#### **Right of Appeal**

**A landlord or tenant has the right to appeal this decision to the Sheriff by summary application within 21 days of being notified of that decision.**

#### **Effect of section 63**

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, typewritten on this and the preceding page are subscribed as follows:

**D Preston**

Signed.....  
Chairperson

Date 9-12-13