

## RENT ASSESSMENT PANEL FOR SCOTLAND

### RENT (SCOTLAND) ACT 1984

### NOTIFICATION OF DECISION BY THE RENT ASSESSMENT COMMITTEE

REFERENCE NO.	OBJECTION RECEIVED	OBJECTION
RAC/EH11/397	2 December 2005	Tenant

#### ADDRESS OF PREMISES

84 Parkhead Drive, Edinburgh, EH11 4SA

#### TENANT

Mr J Inglis

#### NAME AND ADDRESS OF LANDLORD

Stewarts Sighthill Holdings Ltd.  
7a North West Circus Place  
Edinburgh  
EH3 6ST

#### DESCRIPTION OF PREMISES

Lower villa purpose built flat, 1919-1944 with front and rear gardens comprising three rooms, kitchen and bathroom.

**SERVICES PROVIDED** None

#### COMMITTEE MEMBERS

<b>CHAIRMAN</b>	Mrs A McCamley BA LLB NP
<b>PROFESSIONAL MEMBER</b>	Mr D Marshall FRICS
<b>LAY MEMBER</b>	Mrs I Kitson

<b>FAIR RENT</b>	<b>DATE OF DECISION</b>	<b>EFFECTIVE DATE</b>
£ 2500.00 per annum	10 February 2006	10 February 2006

**A McCamley**

Chairman of the Rent Assessment Committee

Date

10/2/06

## RENT ASSESSMENT COMMITTEE

Held On: 10<sup>th</sup> February 2006

Property: 84 Parkhead Drive, Edinburgh

### STATEMENT OF REASONS

#### Introduction

This is a reference to a Rent Assessment Committee for a determination of a fair rent under the Rent (Scotland) Act 1984 in respect of the regulated tenancy of the aforementioned lower flatted villa. The Landlords are Stewarts Sighthill Holdings Limited. The Tenant is Mr J Inglis. The predetermination rent was £1,830 per annum. The Landlord applied for a rent of £3,000 per annum and the Rent Officer determined an annual rent of £2,500 per annum. Originally this reference was made by the Tenant who subsequently wished to withdraw however the Landlord did not consent to withdrawal and the reference continued.

#### Inspection

The property was inspected by the Committee at 10.00 a.m. on 10<sup>th</sup> February 2006 in the presence of the Tenant

#### (1) The Situation

The property is situated in the Sighthill/Parkhead area of Edinburgh. This is a mixed residential/commercial/light industrial area. The flat overlooks a well kept expanse of public open space and is within easy walking distance of bus links into the City. There are schools and shops nearby.

#### (2) The Exterior

The reference property is situated on the ground floor of a traditional four in a block style cottage dwellinghouse. It benefits from both rear and front garden. In general terms the structure of the building is satisfactory although the back rooms are subject to condensation and the windows are in a poor condition.

#### (3) The Interior

The property has three rooms, kitchen and bathroom. There is also a hall cupboard and utility cupboard. The kitchen is "off" the sitting room as is a small rear bedroom. The larger bedroom is to the rear of the property. The kitchen is compact but well appointed. The bathroom is small and in need of upgrading.

Overall the interior of the subjects presented as an attractive home. We felt this was entirely due to the efforts of the Tenant who has carried out the following significant improvements:-

1. Full gas central heating including a gas fire in the sitting room.
2. A usefully fitted kitchen with modern good quality units.
3. Utility cupboard – formerly a broom cupboard which the Tenant has fitted out to house his washing machine and some other white goods.
4. Fitted bedroom to include fully fitted mirrored wardrobe and alcove with mirrored tiles.
5. Eco-friendly shower and WC unit. The bath and wash-hand basin have not been upgraded and were chipped.
6. The Tenant has tried to resolve the dampness/condensation problems at the rear of the house by digging away the soil from the air vents however he became ill during this and the work remains unfinished.

The electrical wiring requires to be upgraded to allow for double sockets in the rooms and the property would benefit from re-glazing (currently the windows won't open).

#### Documentation

The committee considered the undernoted documents

RRI Application

Tenant Objection Letter

Rent Register Pages

Tenant Representations

Landlord Representations

#### The Decision

The RAC accept the determination of the fair rent by the Rent Officer. The RAC determines that a fair rent for the subjects, determined in accordance with Part V of the Rent (Scotland) Act 1984, is £2,500 per annum with effect from 10<sup>th</sup> February 2006.