



PRIVATE RENTED HOUSING COMMITTEE

DETERMINATION UNDER SECTION 24 OF THE HOUSING (SCOTLAND) ACT 2006

PROPERTY

11, Den Park, Abernethy, Perth PH2 9JF, registered in the Land Register for Scotland under title number PTH16929

PARTIES

Mr Neil & Mrs Ruth Jennings, formerly residing at the property. (tenants and applicants)

Note: The Tenancy under which the application was made, having been lawfully terminated, and the Committee having determined to continue with the determination of the application in terms of Minute of Continuation dated 24 December 2015 under Schedule 2 Paragraph 7(3) of the Act, there was no Tenant

and

Mr William Sutherland, per McCash & Hunter, Solicitors, 25 South Methven Street, Perth, PH1 5PE (landlord)

PRHP Ref: PRHP/RP/15/0288

Committee Members: David M Preston (Chairman); Sara Hesp (Surveyor Member)

The Committee, having made such enquiries as are fit for the purposes of determining whether the Landlord had 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, and taking account of the representations by both the Landlord and the former Tenant, determined that the Landlord had complied with the said duty.

Background

1. Reference is made to the Direction dated 4 March 2016 issued by the Committee which directed the landlord to carry out the work specified therein.
2. On 29 March 2016 the surveyor member carried out the re-inspection of the property. As at the date of the re-inspection the landlord had not produced a satisfactory EICR. The surveyor member prepared a re-inspection report dated 21 April 2016 which was sent to the landlord and which is referred to for its terms.
3. By letter dated 5 May 2016, the landlord's solicitors provided the Committee with an EICR in satisfactory terms.
4. Following receipt of the solicitors letter, the Committee resumed consideration of the application and determined that it was satisfied that the landlord had complied with the duty imposed by section 14(1)(b) of the Act.

D Preston

Signed by: DAVID MICHAEL PRESTON