



Determination by Private Rented Housing Committee

Section 24(1) of the Housing (Scotland) Act 2006

Property: 2/3 Saughton Avenue, Edinburgh, EH11 2RX

Title Number: MID23273

Reference: PRHP/RP/15/0304

Landlord: Tacettin Coker 4 Alexander Drive, Edinburgh, EH11

Former tenant: Natalie McCole (vacated)

Committee Members: A McCamley and I Murning

Inspection and Hearing: 24th February 2016



1.The former tenant made an application to the Private Rented Housing Panel received 9th November 2015, for a decision that the property did not conform to the repairing standard set out in section 13 of the Housing (Scotland) Act 2006. That application was opposed by the landlord Tacettin Coker.

2.Subsequently, after the application had been referred to this committee but before the application could be determined the tenant vacated the property and the tenancy lawfully ended. Despite this, the committee decided to continue to determine the application for the reasons set out in the Minute of Continuation dated 15/1/16.

3. In her application the tenant alleged as follows:

- a.Windows: the windows are ill-fitting, leak and are not wind and water tight.
- b.Roof: the roof leaks in the bedrooms.
- c.Dampness: there is dampness throughout the property.
- d.Central Heating, and fire in sitting-room: inadequate heat from radiators and free standing fire not working.
- e.Water: no hot water in the kitchen or bathroom.
- f.Front door: ill-fitting
- g.Shower head: broken and not replaced.



4.The committee inspected the property on the 24th February 2016. The landlord facilitated access and accompanied the committee during the inspection. At the end of the inspection the landlord indicated he had made his submissions to the committee while the inspection was taking place and he did not require to address the committee at a formal hearing.

5.The issue to be determined by the committee is whether the property meets the repairing standard as laid down in Section 13 of the Act and whether the landlord has complied with the duty imposed by Section 14(1)(b).

6.The committee made the following findings in fact:-

a.Windows: The windows are uPVC. They fit their frames. They open and close easily. The double glazing seals are intact. There is no evidence of dampness surrounding the window frames. Accordingly the committee is satisfied that the windows are in a reasonable state of repair and in proper working order.

b.Roof: the landlord has undertaken a roof repair. There is no evidence of any water ingress in any of the rooms. We are satisfied that if there had been a roof leak it has now been repaired.



c.Dampness: there was no evidence of dampness anywhere in the property.

d.Heating: the property benefits from gas central heating which was in good working order on the day of the inspection. The boiler and radiators were inspected and found to be in proper working order. The free standing fire in the sitting-room was switched on and was in working order. The committee is satisfied the installations in the house for the supply of gas and space heating are in a reasonable state of repair and proper working order.

e.Water: hot water flowed from the taps.

f.Front-door: the door fits the door frame. The landlord has changed the locks and some cosmetic repairs are required as a result of that change.

g.Shower head: the bathroom is fitted with a bath and a shower over the bath. The shower head was in a reasonable state of repair.

7.In light of the foregoing findings having made such enquiry as is fit for the purposes of determining whether the landlord has complied with the duty imposed by Section 14 and taking account of the whole oral and written evidence, the committee determines that the landlord has fully complied with the duty imposed on him by Section 14 of the Act.



8. In considering the repairing standard issue the committee carried out an internal and external inspection of the property and in particular closely examined the alleged defects highlighted by the tenant in her application and detailed in the correspondence. The committee also took account of the landlord's oral submissions.

9. The committee found the property to be in a good state of repair. There was no evidence of dampness either current or historic, the windows are wind and water tight. The central heating and boiler are working properly. We did not find any evidence of the specific defects alleged by the former tenant.

10. Accordingly, the committee finds the property meets the repairing standard and no further action is required.

A McCamley

Chairman Private Rented Housing Committee
24th February 2016.