



Notice of a decision to Revoke
A Repairing Standard Enforcement Order
Ordered by the Private Rented Housing Committee

Reference number:- PRHP/RP/15/0321

Re: Ground Floor flat at 20 Young Terrace, Springburn, Glasgow, G21 4LW, being the subjects registered in the Land Register of Scotland under Title Number: GLA60556 ("the Property")

The Parties:-

Ms Karen Gordon, formerly residing at 20 Young Terrace, Springburn, Glasgow, G21 4LW ("the Tenant")

Mr Richard Brewis, residing at 68 Birchmead Avenue, Middlesex, HA5 2BW ("the Landlord")

NOTICE TO

Mr Richard Brewis, residing at 68 Birchmead Avenue, Middlesex, HA5 2BW ("the Landlord")

The Private Rented Housing Committee ("the Committee") having determined that the works required by the **Repairing Standard Enforcement Order** ("RSEO") relative to the Property, dated 25 February 2016, are no longer necessary, the said **RSEO** is hereby revoked with effect from the date of service of this Notice.

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.

Where such an appeal is made, the effect of the revocation is suspended until the appeal is abandoned or finally determined, and where the appeal is abandoned or finally determined by confirming the decision, the revocation 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 page only is executed by Andrew Cowan, solicitor, of 7 West George Street, Glasgow, G2 1BA, and chairperson of the Private Rented Housing Committee at Glasgow on 13 July 2016 before this witness:-

A Cowan

Signed
Andrew Cowan, Chairperson

 Witness
Laura McManus, Secretary, 7 West George Street, Glasgow, G2 1BA



**Determination by Private Rented Housing Committee
Statement of decision of the Private Rented Housing Committee to revoke a Repairing
Standard Enforcement Order under Section 25 of the Housing (Scotland) Act 2006**

Reference number:- PRHP/RP/15/0321

Re: Ground Floor flat at 20 Young Terrace, Springburn, Glasgow, G21 4LW, being the subjects registered in the Land Register of Scotland under Title Number: GLA60556 ("the Property")

The Parties:-

Ms Karen Gordon, formerly residing at 20 Young Terrace, Springburn, Glasgow, G21 4LW ("the Tenant")

Mr Richard Brewis, residing at 68 Birchmead Avenue, Middlesex, HA5 2BW ("the Landlord")

Decision

The Private Rented Housing Committee ("the Committee") determined that the works required by the Repairing Standard Enforcement Order ("RSEO") relative to the Property, dated 25 February 2016, are no longer necessary, and accordingly revoked the RSEO.

Background

1. The Committee issued a RSEO in respect of the Property dated 25 February 2016.
2. The RSEO made by the Committee required the Landlord to carry out such works as are necessary to:-
 - (a) (i) To commission an appropriately qualified Building Contractor to investigate the nature and cause of the dampness found within the bedroom and bathroom of the Property and (ii) to identify relevant works required to eradicate the source of the dampness and all relevant works required to repair the affected areas and (iii) to instruct an appropriate contractor to carry out all such recommended relevant works to eradicate the source of the dampness and all recommended works to repair any damage caused by the damp.

- (b) To carry out such reasonable works as are necessary to ensure that the Property is properly sealed against pest and vermin ingress and, in particular, to produce to the Committee an updated report from "Speedy Pest Control", or another appropriately qualified contractor, demonstrating that all recommendations in the report prepared by Speedy Pest Control dated 16 November 2015 have been carried out and that the rodent infestation has been eradicated. Thereafter to thoroughly clean all affected areas.
3. On 6 May 2016, the Surveyor Member of the Committee re-inspected the Property. The Landlord of the Property was in attendance at the time of the re-inspection. The Surveyor Member noted that the Landlord had carried out works to remove the fungus which had appeared between the skirting board and the carpet in the bedroom of the Property and had taken further steps to reseal the bath which is located in the bathroom of the Property. The Landlord has also carried out works to secure sections of timber under the bath and wash hand basin, to cover holes in the floor board and has injected expanding foam into a hole in the kitchen floor beneath the sink unit of the Property.
4. By email dated 8 July 2016, the Landlord confirmed that he had been in contact with the environmental health department of the Local Authority in which the Property is situated. The Landlord confirmed in his email that the Local Authority have completed treatment of the Property and there is no longer a rat infestation within the Property.
5. Although the Landlord was required to provide specific reports from a qualified building contractor and from a qualified pest controller in terms of the RSEO, the Committee are now satisfied that the Landlord has carried out sufficient works to ensure that the problems of dampness, and rat infestation have been reasonably attended to and a RSEO is accordingly no longer necessary in relation to the Property. The Committee accordingly determined to revoke the RSEO in relation to the Property concerned.

Right of Appeal

6. A landlord or 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.

Effect of section 63

7. 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.


A Cowan

Signed
Andrew Cowan, Chairperson

Date.....

13/7/16