



Repairing Standard Enforcement Order

Ordered by the Private Rented Housing Committee

Case Reference Number: PRHP/RP/15/0250

Re: 2 Ardnahoe Place, Toryglen, Glasgow G42 0DQ (“the property”)

Land Register Title No: GLA199825

The Parties:-

Mrs Shafqat Gafoor, residing at the property (“the tenant”)

Mr Shakeel Haider Shahid, Flat 0/2, 61 Westmoreland Street, Glasgow G42 8LJ (“the landlord”)

The committee: – Sarah O’Neill (Chairperson); George Campbell (Surveyor Member)

NOTICE TO: Mr Shakeel Haider Shahid (the landlord)

Whereas in terms of its decision dated...January 2016, the Private Rented Housing Committee determined that the landlord had failed to comply with the duty imposed on him by Section 14 (1) (b) of the Act, and in particular that the landlord have failed to ensure that the house meets the repairing standard in that:

- the property is not wind and watertight and in all other respects reasonably fit for human habitation.
- the installations in the property for the supply of water, gas and electricity and for sanitation, space heating and heating water are not in a reasonable state of repair and in proper working order
- some of the fixtures, fittings and appliances provided by the landlord under the tenancy are not in a reasonable state of repair and in proper working order.

The Private Rented Housing Committee now requires the landlord to carry out such work as is necessary for the purpose of ensuring that the property meets the repairing standard and that any damage caused by the carrying out of any work in terms of this order is made good before the date specified in this order.

In particular the Private Rented Housing Committee requires the landlord to:

1. Repair or replace the roof, walls and windows of the property as necessary to ensure that they are wind and watertight and in all other respects reasonably fit for human habitation.
2. Repair or replace the plumbing in the bathroom as necessary to ensure that no further leakages occur into the kitchen below.
3. Engage a suitably qualified and registered SELECT or NICEIC electrical contractor to carry out an Electrical Installation Condition Report (EICR) on the entire electrical installation of the property.
4. Carry out works as recommended by that EICR to ensure that the electrical installation is safe, functional and in proper working order, and provide a Domestic Electrical Installation Certificate for any works carried out.
5. On completion of all the above works, ensure that all affected finishes and decoration are restored to an acceptable standard, particularly including the ceiling and flooring in the kitchen.

The Private Rented Housing Committee orders that the works specified in this order must be carried out and completed within the period of **twelve weeks** from the date of service of this notice.

Rights of Appeal

A landlord or tenant aggrieved by the decision of the 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 decision and of any order made in consequence of it is suspended until the appeal is abandoned or finally determined. Where the appeal is abandoned or finally determined by confirming the decision, the decision and the order made in consequence of it are to be treated as having effect from the day on which the appeal is abandoned or so determined.

Please note that in terms of section 28(1) of the Act, a landlord who, without reasonable excuse, fails to comply with a RSEO commits an offence liable on

summary conviction to a fine not exceeding level 3 on the standard scale. A landlord (and that includes any landlord's successor in title) also commits an offence if he or she enters into a tenancy or occupancy arrangement in relation to a house at any time during which a RSEO has effect in relation to the house. This is in terms of Section 28(5) of the Act.

IN WITNESS WHEREOF these presents typewritten on this and the preceding page are signed by Sarah Frances O'Neill, solicitor, Chairperson of the Private Rented Housing Committee, at Glasgow on the twentieth day of January, Two Thousand and Sixteen before this witness -

Gary Cusick witness **Sarah O'Neil** chairperson

GARY CUSICK name in full

PRHP Address

450 ARMYLL STREET

GLASGOW

CASEWORKER Occupation