



Statement of decision of the Private Rented Housing Committee under the Housing (Scotland) Act 2006

prhp Ref: PRHP/RP/15/38

Re: Property at 417 Clifton Road, Aberdeen, AB24 4EB ("the Property")

The Parties:-

JAMIE ERICKSON residing at 417 Clifton Road, Aberdeen, AB24 4EB ("the Tenant")

MS SHARON TIERNEY c/o Stonehouse Lettings, 60 Rosemount Place, Aberdeen, AB25 2XJ (represented by her agent Ms Amanda Craig of Stonehouse Lettings) ("the Landlord")

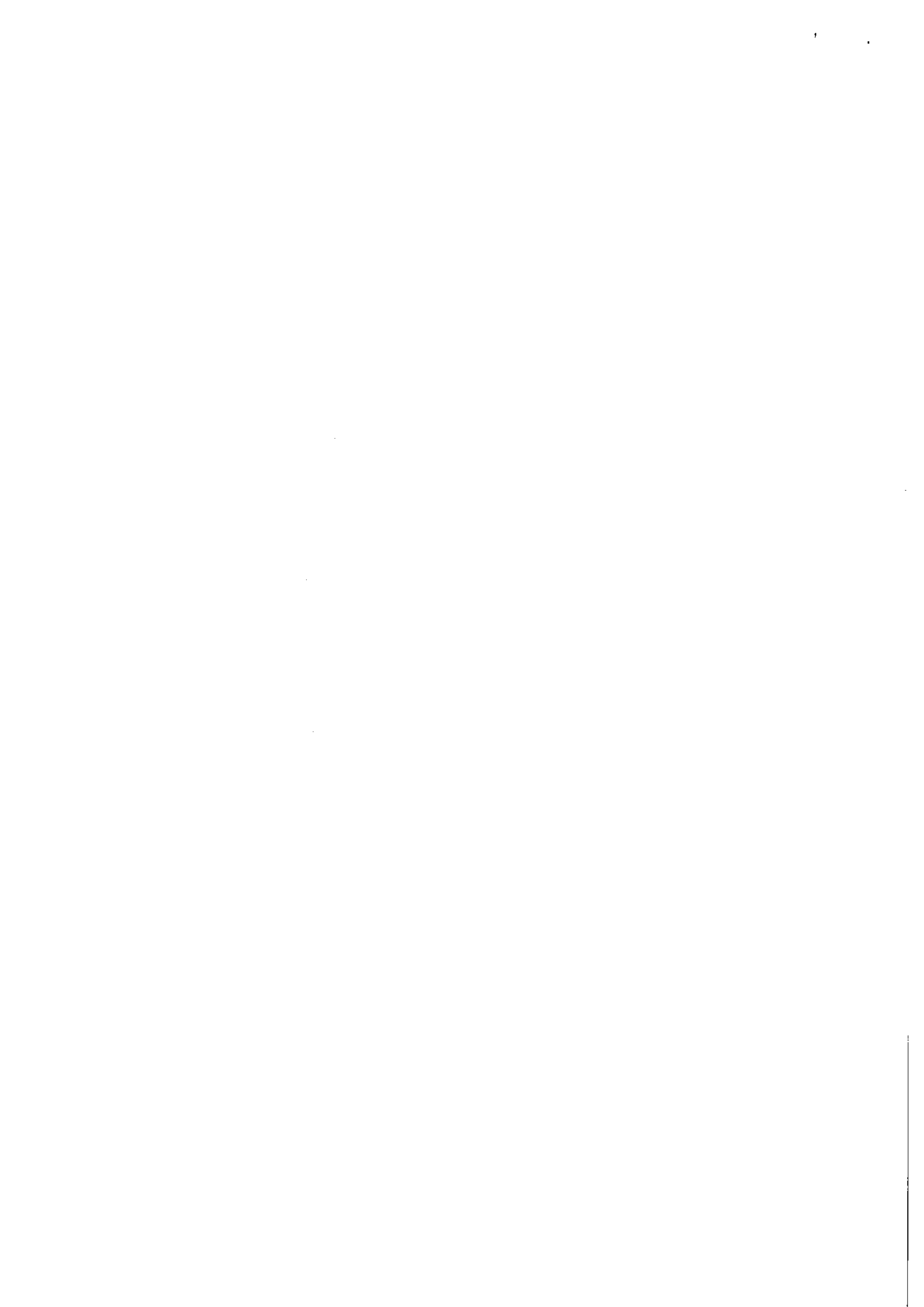
Decision

The Private Rented Housing Committee, having made such enquiries as was appropriate for the purposes of determining whether the Landlord had complied with the Repairing Standard Enforcement Order ("RSEO") in relation to the Property concerned and taking account of the subsequent inspection of the Property by the Surveyor Member of the Committee, determined that the Landlord had now complied with the terms of the RSEO and resolved to issue a Certificate of Completion in respect of the works required by the RSEO.

Background

1. By way of a Decision dated 26 May 2015, the Private Rented Housing Committee had issued a determination that the Landlord had failed to comply with the duties imposed by Section 14(1)(b) of the Housing (Scotland) Act 2006 ("the Act").
2. The Committee had placed an RSEO on the Property also dated 29 June 2012. The RSEO required the Landlord:-
 - (a) to carry out such works of repair or replacement to the rear door / frame of the Property as are sufficient to render it wind and watertight and properly compliant with the repairing standard.
 - (b) to carry out such works of repair or replacement as are necessary to the bathroom at the Property to ensure it is fully compliant with the repairing standard including (a) the repair or replacement of the cracked and leaking cistern, (b) the repair or replacement of the bath panels, (c) the repair of the damaged flooring beneath the bathtub together with repairs to plasterboard linings and (d) the installation of proper silicone around the edge of the bath.
3. The RSEO provided that the Landlord must carry out the works within 2 months from the date of service of the RSEO.
4. The Surveyor Member of the Committee, Mr Angus Anderson, carried out a reinspection of the Property on 26 August 2015.

The external draught strip had been adjusted/re-fixed. One of the other resident tenants was present during the inspection and confirmed that the door was less draughty and the kitchen felt warmer.



In relation to the bathroom suite, this had been renewed. "Aquapanel" had been affixed around the bath/shower area and new silicone sealant had been applied. The Landlord's agent, Ms Amanda Craig who was present, advised that the floor had been repaired prior to the installation of the new bathroom suite and floor coverings. The Committee (comprising Mr E K Miller, Chairman and Legal Member, Mr A Anderson, Surveyor Member and MRs L Robertson, Housing Member) considered the results of the reinspection. The Committee was satisfied that the Landlord had now addressed the relevant issues. The Surveyor Member reported that the works had been done to an appropriate standard and were satisfactory. A schedule of pictures taken at the time of the reinspection is attached to this Decision for information.

Accordingly, the Committee determined that the terms of the RSEO had been complied with. The bathroom in particular had undergone significant improvement and now met the repairing standard. Accordingly the Committee resolved that the RSEO would be lifted and the Certificate of Completion discharging the RSEO under Section 60 of the Act would be granted.

Decision

- 5. The decision of the Committee was unanimous.

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.

E. MILLER

Signed Date..... 30/11/15
Chairperson



Schedule of Photographs
417 Clifton Road, Aberdeen AB24 4EB
Case Reference Number PRHP/RP/15/0038
Date: 26/08/2015

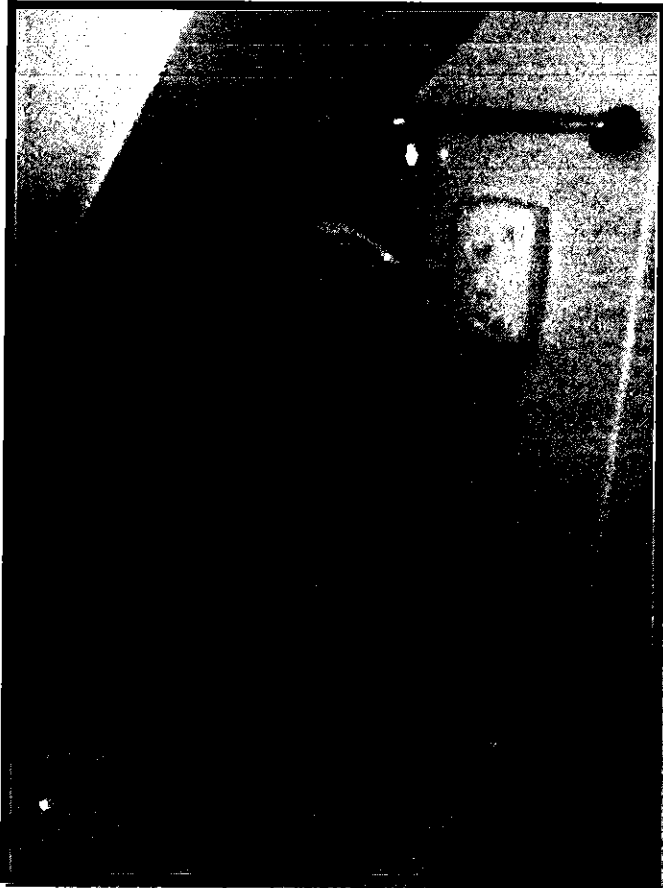


Figure 1 Bathroom

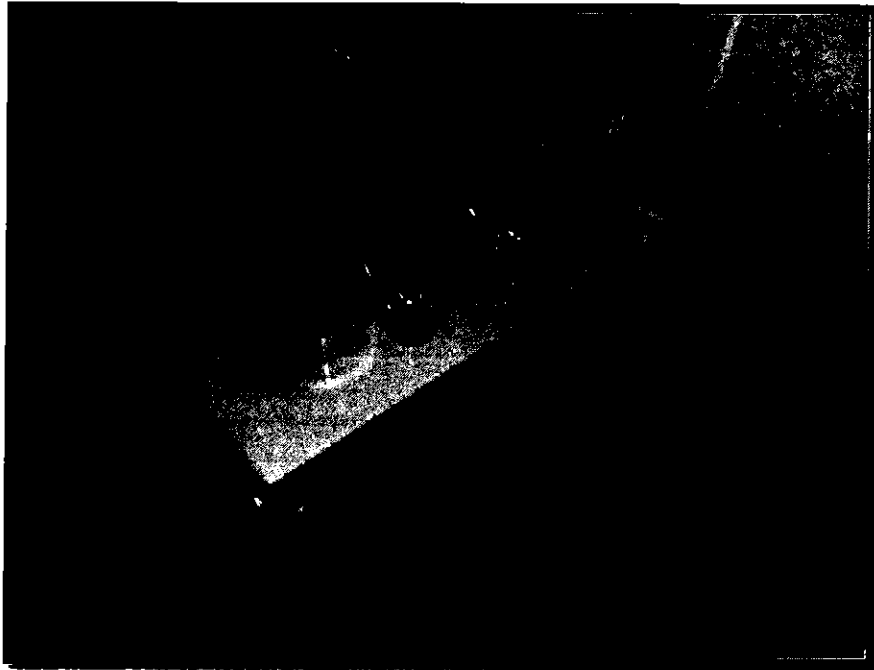


Figure 2 Bath panel, wall finish and seal



Figure 3 Bath seal



Figure 4 Replacement WC



Figure 5 Rear door exterior

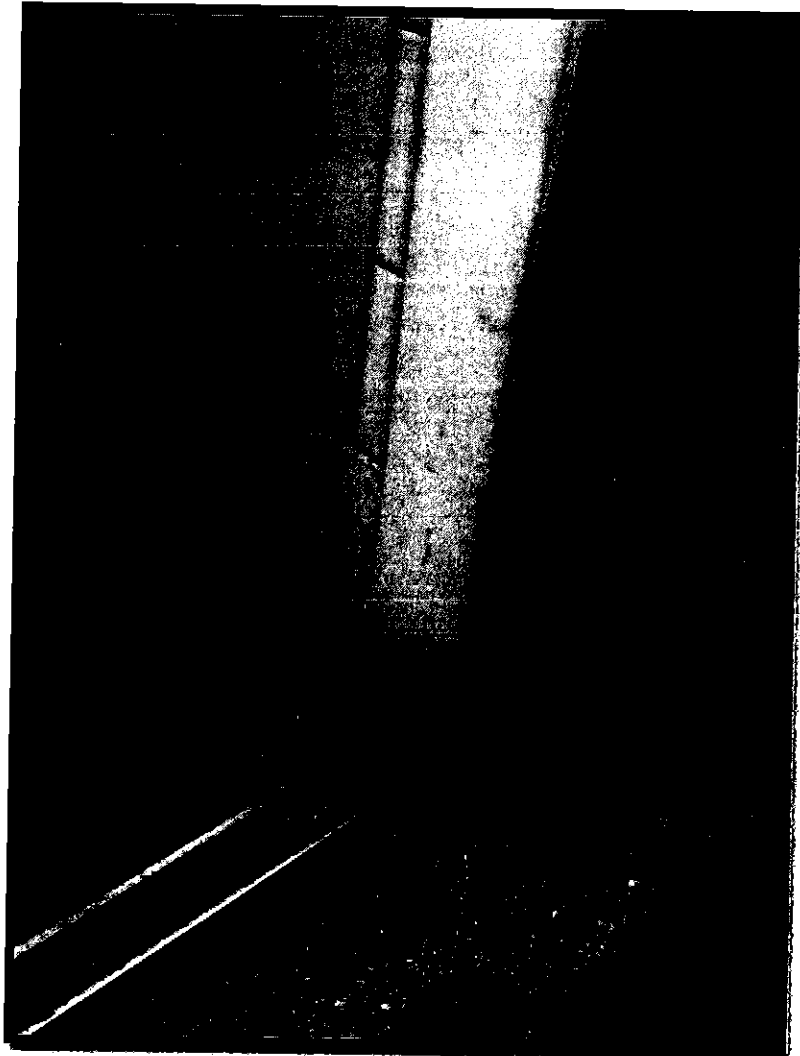


Figure 6 Rear door threshold

