

Determination by Private Rented Housing Committee

Statement of decision of the Private Rented Housing Committee under Section 60 (5) of the Housing (Scotland) Act 2006

The Parties:-

MS KIRSTY SIVES, residing at 70 Walker Drive, South Queensferry, East Lothian EH30 9RR
("the Tenant")

MR GEORGE SCOTT CRAIG and MR DAVID JASON SCOTT, per their agents Messrs Amarello Ltd, having a place of business at Lochside House, 3 Lochside Way, Edinburgh EH12 9DT
("the Landlord")

Background

- 1 On 22nd July 2009 the Private Rented Housing Committee ("the Committee") issued a Determination which decided that the Landlord had failed to comply with the duty imposed by Section 14(1)(b) of the Housing (Scotland) Act 2006 ("the Act"). On the same date the Committee issued a Repairing Standard Enforcement Order ("RSEO") dated 13th July 2009 in respect of the property.
- 2 On 23rd September 2009 the surveyor member of the Private Rented Housing Committee reinspected the property. At that time he found that most of the repairs required in terms of the RSEO had been completed by the Landlord.

At that time, however, it was established that the Landlord was still taking steps to address such repairs as were necessary to the central heating system within the property so that the central heating system operated correctly.

- 3 On 25th March 2010 the Tenant emailed the offices of the Private Rented Housing Panel. At that time the Tenant was able to confirm that all repairs required to the property had been completed.

Determination

- 4 The Committee having now heard from the Tenant that she was satisfied that all necessary works in accordance with the Repairing Standard Enforcement Order had been completed now certify that the work has been so completed. In the circumstances the Committee have determined to issue a Certificate of Completion in respect of the Property.

Right of Appeal

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

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 28 days from the day on which the appeal is abandoned or so determined.

A Cowan

.....
Andrew S Cowan, Chairperson
12th April 2010

C A Millar

..... (Sign)
Witness

Name: Carol Anne Millar
Address: 7 West George Street, Glasgow G2 1BA
Occupation: Legal Secretary

CERTIFICATE OF COMPLETION OF WORK

Issued by the Private Rented Housing Committee

Under Section 60 of The Housing (Scotland) Act 2006

The Parties:-

MS KIRSTY SIVES, residing at 70 Walker Drive, South Queensferry, East Lothian EH30 9RR
("the Tenant")

MR GEORGE SCOTT CRAIG and MR DAVID JASON SCOTT, per their agents Messrs Amarello
Ltd, having a place of business at Lochside House, 3 Lochside Way, Edinburgh EH12 9DT
("the Landlords")

CERTIFICATE OF COMPLETION

The Private Rented Housing Committee hereby certifies that the work required by the Repairing Standard Enforcement Order relative to the Property dated 13th July 2009 and issued on 22nd July 2009 has been completed. Accordingly, the said Repairing Standard Enforcement Order relative to the Property has been discharged.

A landlord or 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.

In witness whereof these presents typewritten on this and the preceding page(s) are executed by Andrew Stuart Cowan, Solicitor, 7 West George Street, Glasgow G2 1BA, Chairperson of the Private Rented Housing Committee at Glasgow on 12th April 2010 before this witness:

C A Millar

(witness)

A Cowan

(Chairman)

12/4/10

Name: Carol Anne Millar
Address: 7 West George Street, Glasgow G2 1BA
Occupation: Legal Secretary