

**NOTICE OF DECISION TO REVOKE**

**REPAIRING STANDARD ENFORCEMENT ORDER**

**PRIVATE RENTED HOUSING COMMITTEE**

ref: PRHP/EH/4/102/09

Re: Property at 463 Queensferry Road, Edinburgh EH4 7ND  
("the Property")

**Sasine Description:** All and Whole that dwellinghouse and garden ground pertaining thereto known as and forming number Four Hundred and Sixty-three Queensferry Road, Edinburgh being the subjects more particularly described in Disposition to Elizabeth Porteous Campbell Thomson or Black recorded in the Division of the General Register of Sasines for the County of Edinburgh on the Twenty-third day of July Nineteen Hundred and Thirty-five.

**The Parties:-**

Miss Patricia Bruce, c/o Smith Gore, 12 Bernard Street, Edinburgh acting under power of attorney for her parents Thomas and Isabella Bruce ("the Landlord")

Callum Young, 463 Queensferry Road, Edinburgh ("the Tenant")

The Private Rented Housing Committee determined on 1<sup>st</sup> August 2011 that the outstanding work required by the Repairing Standard Enforcement Order dated 24/2/10 and Notices of Variation thereof relative to the Property is no longer necessary and accordingly the said Orders are revoked with effect from the date of service of this Notice.

### **Right of Appeal**

**A Landlord or Tenant aggrieved by the decision of the Private Rented Housing Committee may apply 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 from the day on which the appeal is abandoned or so determined.

In witness whereof these presents typewritten on this and the preceding page are subscribed by Anne McCamley Chaiman of the Private Rented Housing Committee at Edinburgh on Second August Two Thousand and Eleven in the presence of Murdoch McCamley, Chartered Accountant, Osborne House, Osborne Terrace Edinburgh.

**M McCamley**

(Witness) J

**A McCamley**

Chairman PRHP

**REVOCATION STATEMENT by PRIVATE RENTED HOUSING COMMITTEE**

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**Callum Young, 463 Queensferry Road, Edinburgh ("the Tenant")**

1. By virtue of a decision dated 24/2/2010 making a Repairing Standard Enforcement Order in respect of the above property, which Order was subsequently varied by Notices dated 18/6/10 and 8/11/10, the Committee ordered the landlord to effect certain repairs to the property.

2. Throughout the duration of the Order it has proved extraordinarily difficult for parties to agree a mutually convenient time for the repair work to be carried out.

3. The tenant's mother is unwell and requires rest. Her health is unpredictable and it has not always been suitable for her to be disturbed by tradesmen on dates or times previously agreed. Furthermore tradesmen have not always managed to attend precisely at times agreed.

4. The Committee is satisfied repair work on the roof of garage and house is complete. The guttering has been repaired. The central heating timer is operating in accordance with the manufacturers manual.

The outstanding work is as follows:-

To trim the bottom of the back/patio door and fit a bar thereto.

To free up the kitchen window.

To repair a soil pipe at the rear of the property.

5. Having considered submissions from parties and having regard to the whole circumstances of this case and in particular

- a) the access difficulties as a result of Mrs Young's health problems,
- b) the tenant's stated intention to Quit the property in early course,
- c) the assurance from the landlord's agent that the outstanding work will be undertaken when the tenant vacates, and
- d) the outstanding repairs do not raise any public safety issues,

the Committee hereby determine to REVOKE the RSEO and associated Notices to Vary.

6. A Notice of the Decision to Revoke accompanies this Statement