



**Notice of a decision to Revoke**

**A Repairing Standard Enforcement Order**

**Ordered by the Private Rented Housing Committee**

Ref: PRHP/RP/14/0297

Re: Flatted Property at 1 West Brae Paisley, PA1 2EB, being the subjects registered in the Land Register of Scotland under Title Number REN95480 ("the property").

The Parties:-

Ms Tracey Patrick, who resided latterly at 1 West Brae Paisley, PA1 2EB, and whose present whereabouts are unknown ("the Tenant")

BTL Solutions Limited, a Company Incorporated under the Companies Acts (Company Number SC292359), and having its Registered Office at 123 Stockwell Street, Glasgow ("the Landlord").

**NOTICE TO** BTL Solutions Limited, a Company Incorporated under the Companies Acts (Company Number SC292359), and having its Registered Office at 123 Stockwell Street, Glasgow ("the Landlord").

The Private Rented Housing Committee having determined on **28 October 2015** that the work required by the **Repairing Standard Enforcement Order ("RSEO")** relative to the Property served on 20 August 2015 is 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 are executed by Andrew Cowan, solicitor of 7 West George Street, Glasgow, G2 1BA, and chairperson of the Private Rented Housing Committee at Glasgow on 28 October 2015 before this witness:-

**A. Cowan**

Signed  
Andrew Cowan, Chairperson

..... Date 28/10/15 .....

**L. McManus**

..... 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(1)(b) of the Housing (Scotland) Act 2006

Ref: PRHP/RP/14/0297

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The Parties:-

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BTL Solutions Limited, a Company Incorporated under the Companies Acts (Company Number SC292359), and having its Registered Office at 123 Stockwell Street, Glasgow ("the Landlord").

#### Decision

The Private Rented Housing Committee having determined on 28 October 2015 that the work required by the **Repairing Standard Enforcement Order ("RSEO")** relative to the Property served on 20 August 2015 is no longer necessary, the said **RSEO should be revoked**.

The Committee consisted of

Mr Andrew Cowan – Chairperson

Mr Mike Links – Surveyor Member

Mr Christopher Harvey – Housing Member

#### Statement of facts and reasons

1. The Committee issued a RSEO in respect of the property dated 20 August 2015.
2. Following issue of the RSEO the Landlord has carried out all necessary works to ensure compliance with the terms of the RSEO.

3. The Surveyor Member of the Committee re-inspected the property on 14 October 2015, to ascertain whether the works required by the RSEO had been completed.
4. In terms of the RSEO, the Landlord was required to repair the missing smoke detector in the hallway of the property. The Surveyor Member of the Committee reported that, at the time of re-inspection of the property, that the smoke detector had been replaced and repaired.
5. In terms of the RSEO, the Landlord was required to instruct an electrical condition check on the property. The Landlord has exhibited to the Committee an electrical installation condition report completed by SELECT Electrical Engineers and dated 15 October 2015, in which it is reported that the general condition of the installations (in terms of the electrical safety) throughout the property are satisfactory.
6. In terms of the RSEO, the Landlord was required to instruct a suitable pest control company to advise on the slugs which are entering the property at the front door. The Landlord has exhibited to the Committee evidence from Pest Guard services that they carried out appropriate treatment to address this issue on 22 September 2015.
7. In all the circumstances the Committee are satisfied that the requirements of the RSEO have been complied with and that it is appropriate to grant a Certificate of Completion.
8. The Committee note that the Tenant who raised the application before the RSEO was granted has now left the property.
9. The Landlord of the Property referred to in the RSEO has erroneously been referred to as BTL Solutions who were a previous owner of the property. The correct name and address of the

Landlord is Mr Mark Littlejohn, residing at 22 Morecroft Drive, Warwick, Warwickshire, CV34 6DF, per his agents, Let-it, having a place of business at 123 Stockwell Street, Glasgow, G1 4LT.

As all works required by the RSEO are complete the Committee have determined to revoke the RSEO previously granted on 20 August 2015.

**Right of Appeal**

- 10. 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**

- 11. 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**

Sign  
Andrew Cowan, Chairperson

..... Date... 28/10/15 .....

**L. McManus**

.....Witness

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

