

Ref: PRHP/RP/15/0150



**NOTICE OF A DECISION TO REVOKE
A REPAIRING STANDARD ENFORCEMENT ORDER
ORDERED BY THE PRIVATE RENTED HOUSING COMMITTEE**

Re: Property 25 Adrian Road, Glenrothes, Fife, KY7 4LP as more particularly described in the Land Certificate under Title Number FFE2841 (“the House”)

The Parties:-

Agata Sliwa (“the Tenant”)

and

Mr Muhammad Arshad, c/o Remax Lettings, Flemington Road, Glenrothes, Fife, KY7 5QF (“the Landlord”)

Committee: Mr Maurice O’Carroll (Chairperson)

Carolyn Hirst (Housing Member)

Geraldine Wooley (Surveyor Member)

NOTICE TO: Mr Muhammad Arshad, the Landlord

The Private Rented Housing Committee having determined that the work required by the Repairing Standard Enforcement Order relative to the Property is no longer necessary, the said **Repairing Standard Enforcement Order is hereby revoked** with effect from the date of service of this Notice.

A landlord or tenant aggrieved by this decision of the Private Rented Housing Committee may appeal to the Sheriff by way of summary application within 21 days of being notified of that decision.

Where such an appeal is made, the effect of the decision and 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.

M O'Carroll

Signed :
Maurice O'Carroll, Chairperson

Date: 3 November 2015

P Mercer

. witness:

Phaedra Mercer, Clerk, Stamp Office, Waterloo Place, Edinburgh EH1 3EG



Statement relative to the Notice of the Decision to Revoke

The Repairing Standard Enforcement Order

Ordered by the Private Rented Housing Committee

Re: House at 25 Adrian Road, Glenrothes, Fife, KY7 4LP as more particularly described in Land Certificate Title Number FFE2841 ("the House")

Case Ref: PRHP/RP/15/0150

The Parties:-

Application received from Agata Sliwa ("the Tenant")

and

Mr Muhammad Arshad, c/o Remax Lettings, Flemington Road, Glenrothes, Fife, KY7 5QF ("the Landlord")

Committee: Mr Maurice O'Carroll (Chairperson), Carolyn Hirst, (Housing Member) Geraldine Wooley, (Surveyor Member)

Decision

The Committee unanimously, having made such enquiries as it saw fit for the purpose of determining whether the Repairing Standard Enforcement Order ("RSEO") relative to the House should be revoked in terms of section 25 of the Housing (Scotland) Act 2006 agreed that the RSEO should be revoked.

1. The RSEO relative to the House required the Landlord to:
 - i. To contact Scottish Gas and to require them to attend the House in order to carry out a full inspection of the gas heating system generally in order to eradicate the noise in the boiler and to repair or replace the non-functioning

- radiators in the front two bedrooms, failing which to ensure the proper functioning of the boiler and said radiators himself;
- ii. To replace the tiling and floor covering within the bathroom with suitable alternatives in order to restore the bathroom to the condition it was in prior to the repair which was carried out; and
 - iii. To replace the oven in the kitchen with a suitable alternative.”
2. The RSEO specified that these works required to be carried out and completed within one calendar month of the service of the RSEO dated 17 August 2015.
 3. A re-inspection of the House conducted by the surveyor member of the Committee took place on 16 October 2015 to verify that the works had been carried out.
 4. On 16 October 2015, the surveyor member produced a report with photographs for the Committee demonstrating that the above requirements of the RSEO had been complied with. Said report is produced as relative hereto.

Decision

5. The Committee therefore determined that the works having been completed to their satisfaction, the RSEO was no longer required. It thereafter determined that the RSEO would be revoked in terms of section 25(1)(b) of the 2006 Act.

Right of Appeal

6. **A landlord or tenant aggrieved by this decision of the Private Rented Housing Committee may appeal to the Sheriff by way of summary application within 21 days of being notified of that decision.**

Effect of section 63 of the 2006 Act

7. Where such an appeal is made, the effect of the decision and 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.

M O'Carroll

Chairperson
Private Rented Housing Committee

Date: 3 November 2015