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Repairing Standard Enforcement Order
Ordered by the Private Rented Housing Committee

PRHP Reference : PRHP/RP/14/0294

Re: Property at 63/11 Bread Street, Edinburgh EH3 9AH (“the Property”)

Title: MID18774

The Parties :

Alvaro Carrasco, 12/6 Moncrieff Terrace, Edinburgh EH9 1NA (“the Applicant”)

Jamie McKenzie Davidson, ‘Eldermount’ 110 Church Street, Tranent, East Lothian EH33 1BZ (“the Landlord”)

NOTICE TO
Jamie McKenzie Davidson (“the Landlord”)

Whereas in terms of their decision dated 30 June 2015, the Private Rented Housing Committee determined that the Landlord has failed to comply with the duty imposed by Section 14 (1)(b) of the Housing (Scotland) Act 2006 and in particular that the Landlord has failed to ensure that the Property meets the repairing standard in that :-

- (a) There are in the living room gaps between the floor and the wall and a hole in the plasterwork of the wall and missing and loose skirting boards leaving the structure of the Property not in a reasonable state of repair;
- (b) There is in the bedroom a gap between the floor and the skirting board leaving the structure of the Property not in a reasonable state of repair;

the Private Rented Housing Committee now requires the Landlord to carry out such work as is necessary for the purposes of ensuring that the Property concerned meets the repairing standard and that any damage caused by the carrying out of any work in terms of this Order is made good.

In particular the Private Rented Housing Committee requires the Landlord:-

- (a) to seal all gaps between the wall and the floor in the living room and bedroom, to fix wooden skirting boards to meet the floor in the said rooms in the Property;
- (b) to replaster and repair the holes in the plasterwork in the kitchen corner area of the living room of the Property;
- (c) to make good after the carrying out of said works.

The Private Rented Housing Committee order that the works specified in this Order must be carried out and completed within the period of three months from the date of service of this Notice.

A landlord or a 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.

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 two pages are executed by David Bartos, Advocate, Parliament House, Parliament Square, Edinburgh EH1 1RF, Chairperson of the Private Rented Housing Committee at Edinburgh on 30 June 2015 before this witness:-

D. BARTOS

E. POTTER

_____ witness —
chairperson

Emma Potter name in full

Parliament House Address
Edinburgh EH1 1RF

Advocates Clerk Occupation