



Repairing Standard Enforcement Order

Ordered by the Private Rented Housing Committee

Re: Subjects 53 FINDOWRIE PLACE, DUNDEE, DD4 9NR tinted pink and blue on the Title Plan. Together with the whole rights common or otherwise effering thereto specified and contained in the Deed of Conditions in Entry 1 of the Burdens Section.

Land Register Title number ANG5012

PRHP Reference: PRHP/RP/15/0212

The Parties:

Ms Gail Webster, 53 Findowrie Place, Dundee, DD4 9NR ("the tenant")

Mr Stephen Donald, 18 Osprey View, Piperdam, Fowlis, Dundee ("the landlord")

Notice to STEPHEN DONALD ("the landlord")

Whereas in terms of its decision of 1st December 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 house meets the repairing standard in that:

the installations in the house for the supply of water, gas and electricity and for sanitation, space heating and heating water are in a reasonable state of repair and in proper working order.

Any fixtures, fittings and appliances provided by the landlord under the tenancy are capable of being used safely for the purpose for which they are designed.

the house has satisfactory provision for detecting fires and for giving warning in the event of fire or suspected fire.

The Private Rented Housing Committee now requires the landlord to carry out such work as is necessary for the purposes of ensuring that the house 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:

- (i) To have a full inspection and test of all electrical wiring and appliances at the property by a suitably qualified independent electrical engineer to ensure that all electrical installations at the property are in a reasonable state of repair and in proper working order;
- (ii) For the landlord to produce to the PRHP a copy of the electrical report with his findings;

- (iii) For all findings of that electrical inspection to be acted upon;
- (iv) For the integral fridge to be repaired or replaced;
- (v) For the kitchen unit door covering the integral fridge to be repaired to ensure that it is safe and operating correctly;
- (vi) For the shower in the bathroom of the upper level of the property to be fully investigated by a suitably qualified tradesman and to be replaced or repaired to ensure that the temperature of the water can be regulated;
- (vii) For the landlord to provide satisfactory provision for detecting fires and for giving warning in the event of fire or suspected fire.
- (viii) For all of the above to be completed within 28 days of receipt of this Notice
- (ix) For the landlord to arrange for a full inspection to be undertaken of the bathroom on the ground level of the property by a suitably qualified tradesman to identify the source of the water which is causing the flooring underneath the bath to be saturated;
- (x) For a copy of the report following that inspection to be made available to the PRHP;
- (xi) For the landlord to arrange for a survey of the bathroom to identify if there is any evidence of rot present in the bathroom;
- (xii) For a copy of that survey to be made available to the PRHP;
- (xiii) For all necessary works to be taken thereafter to remove any rot identified, to eradicate the source of the water gathering underneath the bath, for sealant to be applied around the bath;
- (xiv) For the bathroom to be completely redecorated including replacement of the side bath panel;
- (xv) For an effective means of ventilation to be installed within the bathroom on the ground level of the property;
- (xvi) For all of the above to be completed within 6 weeks of receipt of this Notice.

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.

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 determined.

IN WITNESS WHEREOF these presents typewritten on this are signed by Simone Sweeney, Chairperson of the Private Rented Housing Committee, at Glasgow, on 1st day of December, Two Thousand and Fifteen in the presence of the undernoted witness:

Simone Sweeney

Chairperson

J Woodhouse

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