



Repairing Standard Enforcement Order

Ordered by the Private Rented Housing Committee

PRHP Ref: PRHP/RP/15/0233

Property at: 3/2 59 Provost Road, Dundee DD3 8AG

Title No: ANG14862

The Parties

James McVicar, residing at 3/2 59 Provost Road, Dundee DD3 8AG
("the tenant")

and

Dale Hughes, residing at 59 Braid Road, Edinburgh
("the landlord")

NOTICE TO Dale Hughes, residing at 59 Braid Road, Edinburgh
("the landlord")

Whereas in terms of their decision dated 21 November 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:

- (a) The structure and exterior of the property (including drains, gutters and external pipes) are in a reasonable state of repair and in proper working order, in terms of Section 13(1)(b) of the 2006 Act;
- (b) The fixtures, fittings and appliances provided by the landlord under the tenancy are in a reasonable state of repair and in proper working order, in terms of Section 13(1)(d) of the 2006 Act;

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) Replace the shower head in the bathroom within one month of the date of service of the order
- (ii) Repair or replace the light on the landing outside the front door of the property within one month of service of the order

(iii) Repair or replace the work-surface in the kitchen within one month of the date of this order

(iv) Replace the windows throughout the property within 3 months of the date of service of the order.

(v) Overhaul, repair and where necessary replace the gutters, rones and downpipes serving the larger building of which this property forms part within 3 months of the date of the order

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 are executed by Paul Doyle, solicitor, 24 Haddington Place, Edinburgh, chairperson of the Private Rented Housing Committee at Edinburgh on 21 November 2015 before Emma Doyle, 24 Haddington Place, Edinburgh:-

Emma Doyle
witness

Paul Doyle
chairman