



PRIVATE RENTED HOUSING COMMITTEE

**NOTICE OF VARIATION OF REPAIRING STANDARD ENFORCEMENT
ORDER**

In connection with

PROPERTY

69 Gallowhill Road, Carmunnock, Glasgow G76 9DQ, registered in the Land Register for Scotland under title number LAN113399

PARTIES

Leanne Lonsdale, formerly residing at the property.

Tenant

and

Robert Gunn and Mrs Ellen Gunn, per Perfect Home UK Ltd., Sales & Letting Agents, 435 Victoria Road, Glasgow G42 8RW . **Landlord**

PRHP Reference: prhp/G76/139/12

NOTICE TO Robert Gunn and Mrs Ellen Gunn, per Perfect Home UK Ltd, Sales & Letting Agents, 435 Victoria Road, Glasgow G42 8RW

The Private Rented Housing Committee, having determined that the Repairing Standard Enforcement Order issued following the inspection and hearing in respect of the property on October 2012 should be varied, the said Repairing Standard the Enforcement Order is hereby varied with effect from the date of service of this Notice in the following respects: –

1. The period allowed for completion of the work required by the Order is extended for a period of 6 weeks from the date of service of this notice.

A landlord or tenant gave 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 Variation is suspended until the appeal is abandoned or finally determined, and where the appeal is abandoned or finally determined by confirming the decision, the variation will be treated as having effect from the day on which the appeal is abandoned or so determined: IN WITNESS WHEREOF these presents consisting of this and the preceding pages are subscribed as follows:-

D Preston
.....Chairman

6.2.13 Date of Signing

OBAN Place of Signing

David W. T. Hodge
.....Witness

DAVID W. T. HODGE Name

WEST BRACKLINN Address

GANAVAN

OBAN

PAZL STU.



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Decision

The Committee determined that the time limit specified in the Repairing Standards Enforcement Order (RSEO) issued following the inspection and hearing in respect of the property on 4 October 2012 should be extended and that the works specified in the RSEO should be completed within a period of 6 weeks from the date of Service of this Notice.

Reasons

1. Following expiry of the time limit within which the works specified in the RSEO were to have been carried out by the Landlord the surveyor member attended the property on 22 January 2013 for the purpose of carrying out a re-inspection.
2. The surveyor member issued a report following on the re-inspection dated 22 January 2013 in terms of which he noted that although there had been

completion of some work required by the RSEO, some items were still outstanding. In particular the redecoration work had not been completed. The surveyor member noted that there continued to be high damp readings in the affected areas and considered that this could be due to the fact that the plasterwork had not had the opportunity to dry out.

3. The Committee noted that the weather conditions prevailing over recent weeks were such as to inhibit the drying out process and consequently considered that a further period of time should be allowed to enable the fresh plasterwork to dry out and be redecorated.
4. The Committee considered that a period of 6 weeks would be reasonable to enable the work to be completed.
5. The Committee noted that the Tenant had vacated the property.
6. The decision of the Committee was unanimous.

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.

Effect of section 63

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.

D Preston

Signed Chairperson

Date.. 6-2-12