

Notice of a Decision to Vary a Repairing Standard Enforcement Order

Ordered by the Private Rented Housing Committee

Case Reference Number: PRHP/RP/14/0291

Re: Flat 2/1, 16 Whitehill Street, Glasgow G31 2LN (“the property”)

Land Register Title No: GLA734

The Parties:-

Miss Kirsten Simpson, residing at the property (“the tenant”)

Mr Ian Gray, c/o the property (“the landlord”)

Repairing Standard Enforcement Order Against:

Mr Ian Gray, c/o the property (“the landlord”)

The Private Rented Housing Committee, having determined on 7 October 2015 that the Repairing Standard Enforcement Order relative to the property dated 10 September 2015 should be varied, the committee hereby varies the Repairing Standard Enforcement Order to the effect that the period allowed for the completion of the works required by the Repairing Standard Enforcement Order is extended until 16 October 2015.

Rights of Appeal

1. A landlord or tenant aggrieved by the decision of the committee may appeal to the sheriff by summary application within 21 days of being notified of that decision.

2. The appropriate respondent in such appeal proceedings is the other party to the proceedings and not the panel or the committee which made the decision.

Effects of Section 63

3. Where such an appeal is made, the effect of the decision and of any Order made in consequence of it is suspended until the appeal is abandoned or finally determined. Where the appeal is abandoned or finally determined by confirming the decision, the decision and the Order made in consequence of it are to be treated as having effect from the day on which the appeal is abandoned or so determined.

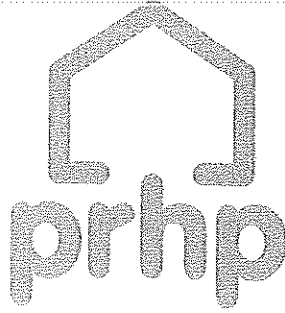
IN WITNESS WHEREOF these presents typewritten on this and the preceding page are signed by Sarah Frances O'Neill, Chairperson of the Private Rented Housing Committee, at Glasgow on the seventh day of October Two Thousand and Fifteen before this witness, Murray Morton, Panel Clerk, of Europa Building, 450 Argyle Street, Glasgow G2 8LH: -

S O'Neill

M Morton

Chairperson

/ Witness



Determination of the Private Rented Housing Committee

Statement of decision of the Private Rented Housing Committee under Section 25 of the Housing (Scotland) Act 2006

Case Reference Number: PRHP/RP/14/0291

Re: Flat 2/1, 16 Whitehill Street, Glasgow G31 2LN (“the property”)

Land Register Title No: GLA734

The Parties:-

Miss Kirsten Simpson, residing at the property (“the tenant”)

Mr Ian Gray, c/o the property (“the landlord”)

Background

1. The Private Rented Housing Committee (‘the committee’) issued a decision on 10 September 2015 requiring the landlord to comply with the Repairing Standard Enforcement Order (RSEO) relative to the property issued by the committee on the same date. The RSEO required the landlord to:
 1. Replace the oven with an oven which is in a reasonable state of repair and in proper working order.
 2. Repair or replace the kitchen hob as necessary to ensure that it is in a reasonable state of repair and in proper working order.
 3. Reseal the kitchen sink to ensure that there is no water ingress to the cupboard underneath or to the area under the worktop.
 4. Make good the laminate flooring at the top of the staircase to ensure that it is safe and secure, and is in a reasonable state of repair and in proper working order.
 5. On completion of all the above works, ensure that all affected finishes and decoration are restored to an acceptable standard.

The committee ordered that the works specified in the RSEO must be carried out and completed within the period of four weeks from the date of service of the RSEO.

2. On 1 October 2015, the panel received a telephone call from the landlord, advising that he was just back from holiday and required some further time to carry out the repairs required by the RSEO. This was followed by an email of the same date from Ms Linda Gray on behalf of the landlord, requesting that the committee vary the RSEO to allow a further period of completion for the works required until 16 October 2015. This email stated that the landlord intended to comply with the RSEO, but that he had not received the RSEO until 25 September, and that he required further time to arrange access with the tenant and to organise repairs.
3. The committee considers that in all the circumstances it would be reasonable to vary the RSEO as requested to allow a further period for the completion of the works required. The committee accordingly varies the RSEO to extend the period for the completion of the works until 16 October 2015.

Rights of Appeal

1. A landlord or tenant aggrieved by the decision of the committee may appeal to the sheriff by summary application within 21 days of being notified of that decision.
2. The appropriate respondent in such appeal proceedings is the other party to the proceedings and not the panel or the committee which made the decision.

Effects of Section 63

3. Where such an appeal is made, the effect of the decision and of any Order made in consequence of it is suspended until the appeal is abandoned or finally determined. Where the appeal is abandoned or finally determined by confirming the decision, the decision and the Order made in consequence of it are to be treated as having effect from the day on which the appeal is abandoned or so determined.

S O'Neill

Signed.....

Date.....7/10/15.....

Chairperson