



**Repairing Standard Enforcement Order**

**Ordered by the Private Rented Housing Committee**

Case reference number: prhp/rp/14/0179

In respect of an application lodged in terms of Section 22(1) of the Housing (Scotland) Act 2006 by Ms Maya Hoffman residing at 17, Barclay Square, Renfrew PA4 8DZ ("the Tenant") against R & J Properties having a place of business at 65, Causeyside Street, Paisley, PA4 8DZ ("the Landlords") with regard to the subjects at 17 Barclay Square, Renfrew PA4 8DZ being the subjects registered in the Land Register for Scotland under Title Number REN42292 ("the Property")

**Committee Members**

Karen Moore (Chairperson)

Alexander Carmichael (Surveyor Member)

Colin Campbell (Housing Member)

**NOTICE TO THE LANDLORDS R & J PROPERTIES,**

**having a place of business at 65, Causeyside Street, Paisley, PA4 8DZ**

Whereas in terms of their decision dated 28 January 2015, the Private Rented Housing Committee determined that the Landlords had failed to comply with the duty imposed by Section 14 (1)(b) of the Housing (Scotland) Act 2006 and in particular that the Landlords had failed to ensure that the Property is wind and watertight and in all other respects reasonably fit for human habitation and that the Property 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 Landlords to carry out the following works (or other such works as are necessary for the purposes of ensuring that the Property meets the Repairing Standard and that any damage caused by carrying out of the works in terms of the Order is made good.):-

1. The Landlords are :-

(a) within fourteen calendar days of the date of this Order, to instruct an inspection of and a Report on the entire lower walls and sub floor areas of the Property. The inspection and Report are to be carried out by a competent firm of damp proofing and timber specialists, a competent firm being a firm capable of providing a 30 year timber specialists' guarantee. The inspection and Report should address the extent of the rising and penetrating dampness within the Property, the causes of the said rising and penetrating dampness and should recommend works necessary to remedy the said rising and penetrating dampness and prevent the recurrence of same;

(b) to submit the said Report to the Committee within fourteen calendar days of the date of the Report;

(c) to carry out such works as recommended by the said Report and that within a period of eighty four calendar days from the date of the Report and

(d) to install within the Property a sufficient number of hard wired smoke and heat detectors in compliance with current Building Regulations and the guidance set out in the Domestic Technical Handbook and that within a period of fourteen calendar days from the date of this Order .

2. The Private Rented Housing Committee order that the Report specified in this Order must be carried out and completed within forty two calendar days of the date of instruction referred to in paragraph 1(a) above.

A Landlord or a Tenant aggrieved by the decision of the Private Rented Housing Committee may appeal to the Sheriff by summary application within twenty one 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 this Order comprising this and the preceding page are signed by Karen Moore, Chairperson of the Private Rented Housing Committee at Glasgow on 28 January 2015 before this witness, Norman William Moore, Suite 11 Dunswood House, Dunswood Road, Cumbernauld, G67 3EN

K. MOORE

W. MOORE