



Notice of a decision to Vary

A Repairing Standard Enforcement Order

Ordered by the Private Rented Housing Committee

Re Flat Two Up left (2/1) 11 Mains Road, Beith, KA15 2AF being the subjects registered in the land Register of Scotland under Title Number AYR68702 ('the Property')

The Parties:-

Martin John Moran residing at Flat 2/1, 11 Mains Road, Beith, KA15 2AF ('The Tenant')

Jasvir Singh Sandhu residing at 46 Woodlands Road, Thornliebank, Glasgow ('The Landlord')

NOTICE TO

Jasvir Singh Sandhu residing at 46 Woodlands Road, Thornliebank, Glasgow

The Private Rented Housing Committee having accepted the Landlord's application to have The **Repairing Standard Enforcement Order** varied to allow additional time for completion of the outstanding works The Private Rented Housing Committee determined that The **Repairing Standard Enforcement Order** is **VARIED** with effect from the date of service of this Notice to the effect that the period allowed for the completion of the works is extended to 17th July 2013.

Subsection 25(3) of the Housing (Scotland) Act 2006 does apply in this case.

A landlord or a tenant aggrieved 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.

Signed..... **J Taylor** Date 13th May 2013

Chairperson
K Byrne

.....witness: KEIRSTEN BYRNE, 65, High Street, Irvine



Statement relative to the Notice of the decision to Vary

The Repairing Standard Enforcement Order

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The Parties:-

Martin John Moran residing at Flat 2/1, 11 Mains Road, Beith, KA15 2AF ('The Tenant')

Jasvir Singh Sandhu residing at 46 Woodlands Road, Thornliebank, Glasgow ('The Landlord')

Decision

The Committee, having made such enquiries as it saw fit for the purposes of determining whether the Repairing Standard Enforcement Order relative to the Property should be varied in terms of Section 25 of the Housing (Scotland) Act 2006 agreed that the RSEO should be varied.

1. The RSEO relative to the Property required the Landlord:

*'To carry out such work as is necessary for the purposes of ensuring that the Property 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 it required the Landlord to:-*

- (1) Repair the roof, slating and/or chimney heads to render the Property wind and water tight.*
- (2) Reinststate the missing handle pressure pads to the windows of the kitchenette of the Property.*
- (3) Repair and reinststate the shower control/heating panel and the living room and storeroom light fittings to render them in a reasonable state of repair and proper working order.*
- (4) Reconnect the gas, electricity and water supplies to the Property'*

The RSEO specified that these works must be carried out and completed by 8th March 2013.

2. The Committee had previously extended the time for the outstanding works to be completed to 17th May 2013.
3. The Landlord advised by email that he was experiencing on going delays and financial difficulties in completing the required works.

Decision

4. The Committee were satisfied that the Landlord was making satisfactory progress in carrying out the required works and as the Property was vacant they agreed to vary the RSEO to allow the Landlord a final time extension to complete the outstanding works.

5. The Committee proceeded to vary the Repairing Standard Enforcement Order in terms of section 25 by extending the time for the outstanding works to be completed to 17th July 2013.

6. The decision of the Committee was unanimous.

Right of Appeal

7. **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

8. 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.

Signed **J Taylor** Date 13th May 2013
Chairperson