



Statement of decision of the Private Rented Housing Committee under Section 24 (1) of the Housing (Scotland) Act 2006

prhp Ref: prhp/G5/31/13

Re : Property at Flat 3/1, 24 Eglinton Court, Glasgow G5 9NF ("the Property")

The Parties:-

Alejandro Lopez, residing formerly at 24 Eglinton Court, Glasgow ("the Tenant")

Maqsood Pervez Shaffi, 9 Broompark Drive, Glasgow G77 5DX, (represented by his agents, 1st lets UK Limited, 704 Cathcart Road, Glasgow G42 8ES) ("the Landlord")

Decision

The Committee, having made such enquiries as it saw fit for the purposes of determining whether the Landlord has complied with the duty imposed by Section 14 (1)(b) in relation to the house concerned, determined that the Landlord had complied with the duty imposed by Section 14 (1)(b) of the Act.

Background

1. By application dated 19 February 2013, the Tenant applied to the Private Rented Housing Panel for a determination of whether the Landlord had failed to comply with the duties imposed by Section 14 (1)(b) of the Housing (Scotland) Act 2006 ("the Act").
2. The Private Rented Housing Committee inspected the Property on 25 July 2013. The Committee comprised George Clark (chair), Carol Jones (surveyor) and Elaine Munroe (housing member).
3. Following the inspection of the Property the Private Rented Housing Committee held a hearing at Europa Building, Glasgow and determined that the Landlord had failed to comply with the duty imposed by Section 14 (1)(b) of the Act.
4. The Committee proceeded to make a Repairing Standard Enforcement Order ("the Order") as required by section 24(1) of the Act.
5. The Committee issued a Variation of the Order on 8 October 2013, giving the Landlord a further period within which to carry out the work required by the Order. The surveyor member of the Committee carried out a further inspection of the Property on 15 November 2013, but reported that, whilst some of the works required by the Order had been completed, a number of items remained outstanding.
6. On 8 May 2014, the Committee re-inspected the Property. Neither the Landlord nor the Tenant was present or represented at the inspection or at the subsequent hearing at Europa Building, 450 Argyle Street, Glasgow.
7. The Committee determined that the work required by the Repairing Standard Enforcement Order had been carried out and agreed to discharge the Order, subject to the Landlord's agents providing a letter from an electrical contractor, who had provided the Landlord's agents with a report dated 5 December 2013, listing a number of items requiring immediate remedial action, to the effect that all of these items had been

attended to and confirming that all of the electrical work required by the Repairing Standard Enforcement Order had been carried out.

8. The Landlord's agents provided the Committee with a letter dated 15 May 2014 from G A Electrical, 49 Braidfauld Gardens, Tollcross, Glasgow, confirming that they had carried out the works described in their report of 5 December 2013, had prepared the Domestic Electrical Installation Report and had carried out works to the consumer unit, sockets , lights and shower.
9. The Committee determined that the works required by the Repairing Standard Enforcement Order had been carried out and that the Order should, therefore, be discharged.

Right of Appeal

10. **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

11. 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 **G Clark**(Chairperson) Date...**5 June 2014**.....



Certificate of completion of work

Issued by the Private Rented Housing Committee

Under section 60 of the Housing (Scotland) Act 2006

prhp Ref: prhp/G5/31/13

Re : Property at Flat 3/1, 24 Eglinton Court, Glasgow G5 9NF ("the Property")

Title No: GLA94554

The Parties:-

Maqsood Pervez Shaffi, formerly 24 Eglinton Court, Glasgow G5 9NF and now 9 Broompark Drive, Glasgow G77 5DX (represented by his agents 1st Lets (UK) Limited, 704 Cathcart Road, Glasgow G42 8ES ("the Landlord"))

Alejandro Lopez, formerly residing at 24 Eglinton Court, Glasgow G5 9NF ("the Tenant")

CERTIFICATE OF COMPLETION

The Private Rented Housing Committee hereby certifies that the work required by the **Repairing Standard Enforcement Order** relative to the Property served on 25 July 2013 has been completed. Accordingly, the said Repairing Standard Enforcement Order relative to the property has been discharged.

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.

In witness whereof these presents typewritten on this page are executed by George Barrie Clark, solicitor, Lasswade, chairperson of the Private Rented Housing Committee at Lasswade on 5 June 2014 before this witness Valerie Elizabeth Jane Clark, Droman House, 5 School Brae, Lasswade, Midlothian.

V Clark

witness

G Clark

chairman