



Statement of facts and reasons for Determination in terms of
SECTION 26(2) OF THE HOUSING (SCOTLAND) ACT 2006

PRHP Ref: PRHP/RP/13/0166

Property at: Flat 8, 72 Bell Street, Dundee, DD1 1HF ("the property")

The Parties

Ms Reena Kakkaar and Ellen Ballach, residing at Flat 8, 72 Bell Street, Dundee, DD1 1HF (represented by their agent, Donald Graham, Dundee City Council, Dundee House, 50 North Lindsay Street, Dundee, DD1 1NB) ("**the tenant**")

Surinder Sidhu, trading as Renting Properties, 5 Main Street, Dundee, DD3 7EY ("**the landlord**")

STATEMENT OF FACTS & REASONS.

(1) On 20th August 2014 (?) the Private Rented Housing Committee issued a decision requiring the Landlord to comply with the repairing standard enforcement order made by the Committee on 20th August 2014. The Committee members were

Paul Doyle	Chairperson
David Godfrey	Surveyor Member
Christine Anderson	Housing Member

(2) On 24th November 2014 the surveyor member of the Committee inspected the property. After this inspection the Committee was concerned that no efforts had been made by the Landlord to carry out the work specified in the repairing standard enforcement order; the repairing standard enforcement order has not been complied with & that none of the required works had been carried out, and that all of the required works were outstanding.

(3) The Committee considered carefully the terms of s.26(4) of the 2006 Act. No realistic explanation for failure to carry out works necessary to comply with the repairing standard has been advanced. In the circumstances the Committee can only come to the unanimous conclusion that the Landlord has taken no reasonable steps to comply with the repairing standard enforcement order dated 20th August 2014. The Committee will send a notice to the Local authority in terms of s.26(2) of the Housing (Scotland) Act 2006..

(4) A Landlord or a 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.

(5) Where such an appeal is made the effect of the decision and the certificate are 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 certificate are to be treated as having effect from the day on which the Appeal is abandoned or so determined.

Signed **P. Doyle**
Paul Doyle, Chairperson