



Repairing Standard Enforcement Order

Ordered by the Private Rented Housing Committee

Case reference number : PRHP/RP/14/0152

Re:- Property at Rose Cottage, Rosehall, Lairg, IV27 4BD ("the property")

The Parties:-

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Mr Howard Haynes, residing at Rose Cottage, Rosehall, Lairg, IV27 4BD ("the tenant")

And

Mr George Ross and Mrs Irene Ross, residing at 8 Cherry Wynd, Culbokie, IV7 8ND ("the landlords")

Notice to Mr George Ross and Mrs Irene Ross

Whereas in terms of the decision dated 18 March 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 the landlords had failed to ensure that:-

- (a) the house is wind and watertight and in all respects reasonably fit for human habitation
- (b) the structure and exterior of the house (including drains, gutters and external pipes) are in a reasonable state of repair and in proper working order
- (c) the installations in the house for the supply of water, gas and electricity and for sanitation, space heating and heating water are in a reasonable state of repair and in proper working order
- (d) any fixtures, fittings and appliances provided by the landlords under the tenancy are in a reasonable state of repair and in proper working order; and

- (e) any furnishings provided by the landlords under the tenancy are capable of being used safely for the purpose for which they are designed

The Private Rented Housing Committee now requires the landlords to carry out such work as is necessary for the purpose of ensuring that the house concerned meets the repairing standard and that any damage caused by the carrying out of the works in terms of the order is made good.

In particular the Private Rented Housing Committee requires the landlords to carry out the following work

- (a) The carpet in bedroom two will be secured.
- (b) The carpet in bedroom one will be removed and will be replaced.
- (c) The carpet within the study will be secured.
- (d) The doors leading from the hall into the conservatory will be draught proofed and secured.
- (e) The cold water tap in the bathroom sink will be replaced.
- (f) Within the kitchen, the three broken drawers within the units will be inspected by an appropriately qualified workman and repaired or replaced as necessary. Similarly the sink area will be checked to ensure that the seal around the sink is in a state of proper repair and the tap in the sink in the kitchen will also be repaired or replaced.
- (g) The carpet in the porch will be removed and appropriate sealing and painting work will be done to the wooden frames of the porch.
- (h) The garages will be inspected and the roofs of the garages will be made watertight and the garage doors will be inspected and brought back to a proper state of working order and a reasonable state of repair.
- (i) Restore the cistern and hot water tap within the bathroom to proper working order
- (j) To make all windows wind and water tight
- (k) To carry out repairs to the property to eradicate dampness
- (l) To carry out repairs to the exterior doors to make them wind and watertight
- (m) To instruct a suitably qualified electrician to carry out a periodic inspection report certifying that all electrical fittings and wiring within the property are safe

The Private Rented Housing Committee orders that the works specified in this order must be carried out no later than 31st May 2015.

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. The appropriate respondent in such appeal proceedings is the other party to the proceedings and not the PRHP or the Committee which made the decision.

Where such an appeal is made the effect of the decision or of the order 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 are to be treated as having effect from the day on which the appeal is abandoned or so determined.

Signed..... **J Bauld**

Date... *18 Mar 2015*

James Bauld, ^{Chair}person

Signature of Witness **N Walker** ..

Date... *18 March 2015*

Name: *NATALIE WALKER* .

Address: 7 West George Street, Glasgow, G2 1BA

Designation: Senior Court Administrator