



REPAIRING STANDARD ENFORCEMENT ORDER
by the
PRIVATE RENTED HOUSING COMMITTEE

PRHP Ref: prhp/RP/14/0204

PROPERTY:

House, 3 Speckled Wood Court, Dunbar Park, on the ground floor of building 1 to 18, Speckled Wood Court, on 0.0308 hectare, part of 0.9205 hectare, to South of Berwick Drive, described in Notice of Title recorded in the division of the General Register of Sasines applicable to the County of Angus on 8 June 1989.

PARTIES:

Miss Gillian Hoskins, residing at the Property, per Gail Cameron, Dundee North Law Centre, 101 Whitfield Drive, Dundee DD4 0DX ("the Tenant")

and

Ms Andrea Dempster, per Lindsays, Caledonian Exchange, 19 A Canning Street, Edinburgh EH3 8HE, ("the Landlord")

REPAIRING STANDARD ENFORCEMENT ORDER ('RSEO')

1. **WHEREAS** in terms of their decision dated 25 November 2014 the Private Rented Housing Committee ('the Committee') determined that the Landlord had failed to comply with the duty imposed by section 14(1)(b) of the Housing (Scotland) Act 2006 ('the Act') and in particular the property failed to meet the repairing standard as set out in section 13(1) of the Act.

REGISTERS OF SCOTLAND
GENERAL REGISTER OF SASINES
COUNTY OF ANGUS
YEAR 2015 332
YEARLY RUNNING NUMBER
PRESENTED AND RECORDED ON

1

10 FEB 2015

2. The Committee **REQUIRES** the Landlord carry out such work as is required to ensure the Property meets the repairing standard and that any damage caused as a consequence of carrying out of any works in terms of this Order is also made good before the expiry of the Completion Date.
3. In particular, and without prejudice to the foregoing generality, the Committee **HEREBY ORDERS** the landlord to carry out the following repairs ('the Works');-
 - 3.1. To replace the extractor fans in the kitchen and bathroom.
 - 3.2. To repair or replace the windows throughout to ensure that they are fully functional by opening, closing and locking.
 - 3.3. To fit adequate draft exclusion measures to doors and windows throughout.
 - 3.4. To install adequate trickle vents in the Windows throughout.
 - 3.5. To install an adequate heating system throughout.
 - 3.6. To obtain and lodge with Private Rented Housing Panel a Periodic Inspection Report to certify that the electric wiring and systems throughout are satisfactory.
4. The Committee **HEREBY FURTHER ORDERS** that the Works specified in this Order must be carried out and completed before the expiry of the Completion Date of **six weeks** from the date of service of this Order.

RIGHT OF APPEAL

5. A Landlord or Tenant has the right to appeal this decision to the Sheriff by summary application within 21 days of being notified of that decision.

EFFECT OF APPEAL

6. In terms of section 63 of the Act, where such an appeal is made, the effect of the decision and of any order is suspended until the appeal is abandoned or finally determined by

confirming the decision, the decision and any order will be treated as having effect from the day on which the appeal is abandoned or so determined.

IN WITNESS WHEREOF these presents typewritten consisting of this and the preceding two pages are subscribed as follows:-

David Preston, Chairman

.....26.11.14.....Date of Signing

.....Glasgow.....Place of Signing

Luke McGuire, Witness

Luke McGuire
.....Name

450 Argyle Street Address

Glasgow

G2 8LH