



Repairing Standard Enforcement Order

Ordered by the Private Rented Housing Committee

PRHP Ref: PRHP/RP/15/0029

Property at: 43 Princes Crescent, Dollar, Clackmannanshire, FK14 7BW
(Land Title number: CLK7170)

The Parties

Francis Ferguson, residing at 43 Princes Crescent, Dollar, Clackmannanshire, FK14 7BW ("the tenant")

and

Timothy Allen, residing at Side Head Farm, Westgate, Bishop Auckland, County Durham, DL13 1LE ("the landlord")

NOTICE TO Timothy Allen, residing at Side Head Farm, Westgate, Bishop Auckland, County Durham, DL13 1LE ("the landlord")

Whereas in terms of their decision dated 28 May 2015, the Private Rented Housing Committee determined that the landlord has failed to comply with the duty imposed by Section 14 (1)(b) of the Housing (Scotland) Act 2006 and in particular that the landlord has failed to ensure that:

- (a) The steps (front and rear) to the exterior of the house are not in a reasonable state of repair and in proper working order in terms of section 13(1)(b) of the Act
- (b) The appliances provide by the landlord under the tenancy are capable of being used safely for the purpose for which it is designed in terms of section 13(1)(d) of the Act.
- (c) The house has satisfactory provision for detecting fires and for giving warning in the event of fire or suspected fire.

the Private Rented Housing Committee now requires the landlord to carry out such work as is necessary for the purposes of ensuring that the house concerned 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 the Private Rented Housing Committee requires the landlord:-

- (1) Add a third smoke detector (in the living-room of the property) to the existing network of hard wired smoke alarms. In addition, a heat detector and a CO2 alarm must be fixed in the kitchen of the property.
- (2) Repair the exterior steps to the front and rear of the property; and

(3) Remove the gas fire from the living room and board up of the fireplace.

The works specified in this Order must be carried out and completed within six weeks from the date of service of this Notice.

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.

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.

In witness whereof these presents are executed by Paul Doyle, solicitor, 24 Haddington Place, Edinburgh, chairperson of the Private Rented Housing Committee at Edinburgh on 4 June 2015 before this witness:-

Kirsten Boettcher

witness

Paul Doyle

chairman

Kirsten Boettcher
Secretary
24 Haddington Place
Edinburgh