



**Notice of a decision to Vary  
A Repairing Standard Enforcement Order**

**Ordered by the Private Rented Housing Committee**

**Re Float Farm House, Sandhead, Stranraer, DG9 9LF being the subjects registered in the Land Register of Scotland under Title Number WGN8087 ('the Property')**

**The Parties:-**

**Brian Milligan residing formerly at Float Farm House, Sandhead, Stranraer, DG9 9LF ('The former Tenant')**

**Mr and Mrs Service, residing at Moorpark Farm, Sandhead, Stranraer, DG9 9LH ('The Landlords')**

**REF:PRHP/RP/13/0106**

**The Committee members were Jacqui Taylor (Chairperson) and George Campbell (Surveyor Member).**

**NOTICE TO  
MR AND MRS SERVICE**

The Private Rented Housing Committee having accepted the Landlords' application to have The **Repairing Standard Enforcement Order** varied to allow additional time for completion of the outstanding works The Private Rented Housing Committee determined that The **Repairing Standard Enforcement Order** is **VARIED** with effect from the date of service of this Notice to the effect that the period allowed for the completion of the works is extended to 11<sup>th</sup> September 2017.

**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.**

Where such an appeal is made, the effect of the variation is suspended until the appeal is abandoned or finally determined, and where the appeal is abandoned or finally determined by confirming the decision, the variation will be treated as having effect from the day on which the appeal is abandoned or so determined: IN WITNESS WHEREOF these presents are subscribed at Irvine on 30<sup>th</sup> September 2016 by Jacqueline Carol Taylor, chairperson of PRHP, 65, High Street, Irvine in the presence of the witness KEIRSTEN BYRNE, 65, High Street, Irvine.

Signed..                      Jacqueline Taylor  
Chairperson

Date    30<sup>th</sup> September 2016

.witness: KEIRSTEN BYRNE, 65, High Street, Irvine



## **Determination by Private Rented Housing Committee**

### **Statement of decision of the Private Rented Housing Committee under Section 25 of the Housing (Scotland) Act 2006**

**Re Float Farm House, Sandhead, Stranraer, DG9 9LF being the subjects registered in the Land Register of Scotland under Title Number WGN8087 ('the Property')**

**The Parties:-**

**Brian Milligan residing formerly at Float Farm House, Sandhead, Stranraer, DG9 9LF ('The former Tenant')**

**Mr and Mrs Service, residing at Moorpark Farm, Sandhead, Stranraer, DG9 9LH ('The Landlords')**

**REF:PRHP/RP/13/0106**

**The Committee members were Jacqui Taylor (Chairperson) and George Campbell (Surveyor Member).**

#### **Decision**

**The Committee, having considered the Landlords' agents representations for the purposes of determining whether the Repairing Standard Enforcement Order should be varied determined that the order should varied.**

#### **Background**

1. The Repairing Standard Enforcement Order relative to the Property dated 12<sup>th</sup> March 2014 (hereinafter referred to as 'RSEO') required the Landlords to:-
  - (i) Repair or replace all the wooden windows (except the velux windows) to render them wind and watertight.
  - (ii) Repair or replace the front and back doors to render them wind and watertight.
  - (iii) Repair and clean (or replace if necessary) all gutters to render them in proper working order.
  - (iv) Repair or replace all the timber eaves on the two front dormers to render them wind and watertight.
2. The RSEO specified that these works must be carried out and completed by 31<sup>st</sup> May 2014.
3. On 11<sup>th</sup> September 2015 the Committee determined that the date for completion of the works should be extended to 11<sup>th</sup> September 2016.
4. On 1<sup>st</sup> September 2016 the Landlords applied to the Committee for the RSEO be varied or revoked as they explained that the Property is undergoing renovation works.
5. The Committee attended at the Property on 28<sup>th</sup> September 2016. Mr Service, one of the landlords, was present at the inspection. The Committee saw that the Property

was undergoing extensive renovation works. There were builders on site. The main roof and most of the walls of the Property had been removed. The foundation for an extension had been laid and a new lintel was being installed. Mr Service explained that the wooden kit was being delivered the following week and once it had been installed the renovation works would properly commence.

Photographs were taken during the inspection and are attached as a Schedule to this report.

6. Following the inspection of the Property the Private Rented Housing Committee held a hearing in The High Kirk, Leswalt Road, Stranraer, DG9 0AA. Mr Service attended. He advised that he had employed a local builder to complete the renovation of the Property. The renovation is a long term project and he would hope that the renovation works would be completed by late Spring next year. He requested an extension of the RSEO.

#### **Decision**

7. The Committee considered the Landlords' representations. They were satisfied that satisfactory progress had been made and determined that a further extension of one year for completion of the required works to be reasonable as the Property was not tenanted.
8. The Committee therefore decided that they would vary the RSEO as stated.
9. The decision of the Committee was unanimous.

#### **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 ..... Jacqueline Taylor ..... Date 30<sup>th</sup> September 2016  
Chairperson

**Photographs taken at Float Farm House, Sandhead DG9 9LF  
on 27 September 2016 (RP/13/0106)**



01 - Front Elevation (south east)



02 - Front Elevation (north east)



03 - Elevation (north)



04 - Elevation (north west)



05 - Elevation (west)