



Statement relative to the Notice of the decision to Vary

The Repairing Standard Enforcement Order

Ordered by the Private Rented Housing Committee

93B Glasgow Street, Ardrossan, KA22 8ER being the subjects registered in the Land Register of Scotland under Title Number AYR50256 ('the Property')

The Parties:-

Mrs Maureen Hughes residing at 93B Glasgow Street, Ardrossan, KA22 8ER ('The Tenant')

Christopher Redhead per M and M Letting Agents, 2 School Wynd, Kilbirnie, KA25 7AY ('The Landlord')

Decision

The Committee, having made such enquiries as it saw fit for the purposes of determining whether the Repairing Standard Enforcement Order relative to the Property should be varied in terms of Section 25 of the Housing (Scotland) Act 2006 agreed that the RSEO should be varied.

(1) The RSEO relative to the Property required the Landlord to :

1. Repair the central heating system to render it in proper working order such that the radiators can be operated independently.
2. Repair or replace the loose floorboard on the top landing.
3. Repair the defective plasterwork in the living room.

The RSEO specified that these works must be carried out and completed by 30th November 2014.

(2) The Landlord's agents advised by email that they were experiencing difficulties completing the works due to tradesmen's holidays. However they expected the works to be completed by 9th January 2015.

Decision

(3) The Committee agreed to vary the RSEO to allow the Landlord additional time to complete the outstanding works.

(4) The Committee proceeded to vary the Repairing Standard Enforcement Order in terms of section 25 by extending the time for the outstanding works to be completed to 20th January 2015.

(5) The decision of the Committee was unanimous.

Right of Appeal

- (6) **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

- (7) 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 8th December 2014
Chairperson



Notice of a decision to Vary

A Repairing Standard Enforcement Order

Ordered by the Private Rented Housing Committee

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The Parties:-

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Christopher Redhead per M and M Letting Agents, 2 School Wynd, Kilbirnie, KA25 7AY ('The Landlord')

NOTICE TO

Christopher Redhead per M and M Letting Agents, 2 School Wynd, Kilbirnie, KA25 7AY ('The Landlord')

The Private Rented Housing Committee having accepted the Landlord's 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 20th January 2015.

Subsection 25(3) of the Housing (Scotland) Act 2006 does apply in this case.


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.

Jacqueline Taylor

Signed.....

..... Date 8th December 2014

Chairperson 

 witness: KEIRSTEN BYRNE, 65, High Street, Irvine