

PRIVATE RENTED HOUSING PANEL

CASES DECIDED BY PRIVATE RENTED HOUSING COMMITTEE IN SCOTLAND April - June 2009

REFERENCE	ADDRESS	PREMISES	PREVIOUS RENT £	RO RENT Per annum £	RAC RENT per annum £	REMARKS	OBJECTOR
REGULATED TENANCIES							
Glasgow							
RAC/G42/679 8 April 2009	3/1, 17 Albert Avenue, Glasgow, G42 8RB	Living room, 2 bedrooms, dining kitchen and wc. Attic contains 3 bedrooms and bathroom.	£2,912.00	£3,500.00	£5,520.00	Third floor and attic tenement flat C.1900 with gas central heating.	L
RAC/G42/675 8 April 2009	0/2, 37 Cartside Street, Glasgow, G42 9TN	1 room, kitchen and bathroom.	£2,400.00	£2,900.00	£3,180.00	Ground floor tenement flat C.1900 with electric heating	L
RAC/G42/676 26 March 2009	0/1, 8 Dixon Road, Glasgow, G42 8AY	Living room, double bedroom, dining kitchen and shower room.	£2,600.00	£3,120.00	£3,480.00	Ground floor tenement flat C.1900 with gas central heating. Unimproved.	L
RAC/G20/671 26 March 2009	0/2, 142 Fergus Drive, Glasgow, G20 6AT	Living room, 2 double bedrooms, dining kitchen and bathroom.	£2,900.00	£3,600.00	£5,220.00	Ground floor tenement flat C.1900 with double glazing. Unimproved.	L
RAC/G20/672 26 March 2009	2/1, 142 Fergus Drive, Glasgow, G20 6AT	Living room, 2 double bedrooms, dining kitchen and bathroom.	£2,900.00	£3,600.00	£5,220.00	Second floor tenement flat C.1900 with gas central heating. Unimproved	L
RAC/G52/669 31 March 2009	28 Gladsmuir Road, Glasgow, G52 2HX	4 rooms, kitchenette and bathroom.	£3,600.00	£4,288.00	£4,200.00	Lower cottage flat within two storey block of four flats C. 1930 with gas central heating and relative garden ground.	T
RAC/G52/673 31 March 2009	20 Inchbrae Road, Glasgow, G52 3HA	4 rooms, kitchenette and bathroom.	£3,600.00	£4,930.00	£4,200.00	Lower cottage flat within two storey block of four flats C. 1930 with gas central heating and relative garden ground.	L
RAC/G20/680 9 April 2009	2/2, 6 Mingarry Street, Glasgow, G20 8NT	Living room, 2 bedrooms, living kitchen and bathroom.	£2,900.00	£3,800.00	£5,100.00	Second floor tenement flat C.1900 with double glazing.	L

REFERENCE	ADDRESS	PREMISES	PREVIOUS RENT £	RO RENT Per annum £	RAC RENT per annum £	REMARKS	OBJECTOR
REGULATED TENANCIES							
Glasgow (continued)							
RAC/G44/678 8 April 2009	0/2, 209 Newlands Road, Glasgow, G44 4EZ	One room, kitchen and bathroom	£2,725.00	£3,275.00	£3,480.00	Ground floor tenement flat C. 1900	L
RAC/G42/677 8 April 2009	1/2, 157 Stanmore Road, Glasgow, G42 9AN	Living room, 2 bedrooms, dining kitchen and bathroom.	£3,025.00	£3,500.00	£4,920.00	First floor tenement flat C.1900 with gas central heating and double glazing.	L
RAC/G20/681 8 May 2009	0/1, 113 Wilton Street, Glasgow, G20 6RD	Living room, 2 bedrooms, dining kitchen and bathroom.	£2,900.00	£3,900.00	£5,040.00	Ground floor tenement flat C.1900.	L
Paisley							
RAC/PA2/683 20 May 2009	18 Thistle Street, Paisley, PA2 9PR	4 rooms, kitchenette and bathroom	£3,025.00	£3,705.00	£4,500.00	Mid-terrace two storey red brick house C.1900	L
Rutherglen							
RAC/G73/673 23 March 2009	1/1, 72 Main Street, Rutherglen, G73 2HY	Living room, 2 bedrooms, galley kitchen and dark bathroom.	£2,542.00	£3,300.00	£3,900.00	First floor tenement flat C.1900 with gas central heating and partial double glazing.	L
RAC/G73/675 23 March 2009	2/3, 72 Main Street, Rutherglen, G73 2HY	Living room, 1 bedroom, galley kitchen and dark bathroom.	£2,300.00	£2,900.00	£3,420.00	Second floor tenement flat C.1900 with gas central heating and partial double glazing.	L

REFERENCE	ADDRESS	PREMISES	PRESENT RENT per annum £	PROPOSED NEW RENT per annum £	RAC RENT per annum £	REMARKS
STATUTORY ASSURED TENANCIES						
Glasgow						
RAC/G52 A57 20 May 2009	52 Innerwick Drive, Glasgow, G52 2HG	4 rooms, kitchenette and bathroom	£5,200.00	£5,700.00	£5,040.00	Upper cottage flat within 2 storey block of 4 flats C.1930 with gas central heating and partial double glazing and relative garden ground.
Glenshiel						
RAC/IV40/A56 8 June 2009	2 Saraig, Ratagan, Glenshiel, IV40 8HP	Living room, 3 bedrooms, kitchen and bathroom	£2,004.00	£2,500.00	£2,400.00	Semi-detached brick built bungalow with solid fuel central heating and double glazing.

REFERENCE	ADDRESS	Repairing Standards applied under	Outcome	Details
REPAIRING STANDARD CASES				
prhp/DD3/95/08 27 March 2009	24 West Street, Dundee, DD3 6XB	13(1)(a&d)	Landlord Complied with duty	In all these circumstances the Committee concluded that all the issues identified by the tenant in her Application Form had been remedied and consequently the Property met the Repairing Standards. The decision of the Committee was unanimous.
prhp/G44/4/09 28 April 2009	136 Kingsbridge Drive, Glasgow, G44 4JY	13(1)(a&c)	Landlord complied with duty	The Committee accordingly determined that the Landlord had not failed to comply with the duties imposed by Section 14 Section 13(1)(c), in respect of the central heating system. 2. The decision of the Committee was unanimous.

REFERENCE	ADDRESS	Repairing Standards applied under	Outcome	Details
REPAIRING STANDARD CASES				
prhp/G31/64/09 1 April 2009	9 Onslow Drive, Glasgow, G31 2LY	13(1)(a&b)	Certificate of Completion	<p>[RSEO: In particular the Private Rented Housing Committee requires the landlord to:-</p> <p>(1) Repair and make good the ceiling in the living room.</p> <p>(2) Repair the water ingress and render the walls and ceiling in the front and rear bedrooms wind and water tight and fit for human habitation.</p> <p>(3) Remove the bricks and building materials from the rear garden.</p> <p>(4) Permanently repair and make good the stone coping stone forming part of the front entrance steps to the house.</p> <p>The Private Rented Housing Committee order that the works specified in this Order must be carried out and completed within the period of two months from the date of service of this Notice.]</p> <p>[Certificate of Completion: The Private Rented Housing Committee hereby certifies that the work required by the Repairing Standard Enforcement Order relative to the Property dated 19th November 2008 has been completed.]</p>
prhp/DD8/69/08 7 May 2009	Lodge Cottage, Kirriemuir, Angus, DD8 5PN	13(1)(c)	Certificate of Completion	<p>[RSEO: In particular the Private Rented Housing Committee requires the Landlord to: a. Replace the septic tank drainage system with one that is sufficient for purpose as set out in the report prepared by Gavin Elrick in December 2008. The Private Rented Housing Committee orders that be done within 3 months of the date of service of this notice.</p> <p>[Certificate of Completion: The Private Rented Housing Committee hereby certifies that the work required by the Repairing Standard Enforcement Order relative to the Property served on 25th February 2009 has been completed. Accordingly, the said Repairing Standard Enforcement Order relative to the property has been discharged.]</p>

