

PRIVATE RENTED HOUSING PANEL

CASES DECIDED BY PRIVATE RENTED HOUSING COMMITTEE IN SCOTLAND October - December 2008

REFERENCE	ADDRESS	PREMISES	PREVIOUS RENT £	RO RENT Per annum £	RAC RENT per annum £	REMARKS	OBJECTOR
REGULATED TENANCIES							
Aberdeen							
RAC/AB11/651 22 October 2008	14 Portland Street, Aberdeen, AB11 6LL	3 rooms, kitchen and dark bathroom	£3,300.00	£4,200.00	£4,800.00	Main door tenement flat C.1890 with double glazing	Landlord
Dalkeith							
RAC/EH22/654 10 November 2008	1 Lingerwood Road, Newtongrange, Dalkeith, EH22 4PT	3 rooms, kitchen and bathroom.	£2,825.00	£3,200.00	£5,700.00	Early twentieth century end terrace single storey house with gas central heating.	Tenant
Glasgow							
RAC/G42/653 1 December 2008	2/1, 272 Allison Street, Glasgow, G42 8HD	2 rooms, living kitchen and bathroom.	£2,600.00	£3,050.00	£2,840.00	Traditional second floor tenement flat C.1900.	Landlord
RAC/G11/648 12 November 2008	1/R, 7 Fairlie Park Drive, Glasgow, G11 7SS	2 rooms, living kitchen and bathroom.	£2,550.00	£3,150.00	£2,400.00	Traditional first floor tenement flat C.1900.	Landlord
RAC/G42/652 1 December 2008	1/1, 4 Govanhill Street, Glasgow, G42 7JZ	3 rooms, kitchen and bathroom.	£2,687.59	£3,068.20	£3,600.00	Traditional first floor tenement flat C.1900 with gas central heating and double glazing.	Tenant
RAC/G42/649 12 November 2008	2/2, 1 Somerville Drive, Glasgow, G42 9BQ	1 room, living kitchen and bathroom	£2,150.00	£2,650.00	£2,650.00	Traditional second floor tenement flat C.1900 with gas central heating and partial double glazing.	Landlord
RAC/G3/650 12 November 2008	2/1, 13 Willowbank Street, Glasgow, G3 6NA	3 rooms, kitchen and dark bathroom.	£2,750.00	£3,600.00	£3,600.00	Traditional second floor tenement flat C.1900.	Landlord

REFERENCE	ADDRESS	PREMISES	PRESENT RENT per annum £	PROPOSED NEW RENT per annum £	RAC RENT per annum £	REMARKS
STATUTORY ASSURED TENANCIES						
Glenmoriston						
RAC/IV63/A51 30 October 2008	Bunloinn, Glenmoriston, Inverness-shire, IV63 7YN	3 bedrooms, living room, kitchen and bathroom.	£2,187.04	£4,800.00	£2,700.00	2 storey detached dwellinghouse built C.1880.
Huntly						
RAC/AB54/A54 28 October 2008	2 Boghead Cottage, Cobairdy, Huntly, AB54 8DL	3 rooms, kitchen and shower room.	£3,000.00	£6,600.00	£5,700.00	Detached stonebuilt cottage with large garden area in rural setting C.1900 with double glazing.

REFERENCE	ADDRESS	Repairing Standards applied under	Outcome	Details
REPAIRING STANDARD CASES				
Ardrossan				
prhp/KA22/5/08	48 Central Avenue, Ardrossan, KA22 7DZ	13(1)(a)	Certificate of Completion	The Private Rented Housing Committee hereby certifies that the works required by the Repairing Standard Enforcement Order relative to the Property served on 14 May 2008 have been completed. Accordingly, the said Repairing Standard Enforcement Order relative to the Property is discharged. [RSEO: the Private Rented Housing Committee requires the landlord to carry out such works as are necessary to repair (and if necessary replace) the defective window panel in the front left hand bedroom window so that it can be opened and closed properly; to repair (and if necessary replace) the rotten kitchen window sill; to repair the gap in the exterior wall between the brickwork and the top of the rear livingroom window; to carry out general mastic repairs to the exterior of the windows.]

REFERENCE	ADDRESS	Repairing Standards applied under	Outcome	Details
REPAIRING STANDARD CASES (continued)				
Dunipace				
prhp/DD5/32/08	Garden Cottage, Quarter Estate, Dunipace, FK6 6QZ	13(1)(a,b,c & f)	Certificate of completion	<p>The Private Rented Housing Committee hereby certifies that the work required by the Repairing Standard Enforcement Order relative to the Property dated 9th June 2008 and served upon the Landlord on 11th June 2008 has been completed. Accordingly the said Repairing Standard Enforcement Order relative to the Property has been discharged.</p> <p>[RSEO: In particular the Private Rented Housing Committee requires the landlord to:- (a) carry out all such work as may be required to all the windows in the property (specifically excluding the right-most window at the front of the Property) so that they are brought to a reasonable state of repair and in proper working order. The Committee order that these works must be carried out and completed within three calendar months from the date of service of this Notice. (b) carry out all such work as may be required to the front and back doors of the property so that they are brought to a reasonable state of repair and in proper working order. The Committee order that these works must be carried out and completed within three calendar months from the date of service of this Notice. (c) carry out all such work as may be required to the ornamental walls at either side of the back door to the property so that they are brought to a reasonable state of repair. The Committee order that these works must be carried out and completed within three calendar months from the date of service of this Notice. (d) carry out all such work as may be required to the electrical hot water immersion heating system so that it is in proper working order. The Committee order that these works must be carried out and completed within one calendar month from the date of service of this Notice. (e) carry out all such work as may be required to the non-operational water tap within the property so that it is in proper working order. The Committee order that these works must be carried out and completed within one calendar month from the date of service of this Notice. (f) carry out all such work as may be required to repair the broken glass panel on the door at the front of the fire in the living room so that it is in a reasonable state of repair and in proper working order. The Committee order that these works must be carried out and completed within two calendar months from the date of service of this Notice. (g)Carry out such work as may be required to repair the bathroom ceiling so that it is in a reasonable state of repair. The Committee order that these works must be carried out and completed within two calendar months from the date of service of this Notice.]</p>

REFERENCE	ADDRESS	Repairing Standards applied under	Outcome	Details
REPAIRING STANDARD CASES (continued)				
Edinburgh				
prhp/EH6/29/08	3 Auchinleck Court, Main Street, Newhaven, Edinburgh EH6 4LL	13(1)(c & d)	Certificate of completion	The Private Rented Housing Committee hereby certifies that the works required by the Repairing Standard Enforcement Order relative to the Property served on 5 August 2008 have been completed. Accordingly, the said Repairing Standard Enforcement Order relative to the Property is discharged. [RSEO: In particular the Private Rented Housing Committee requires the landlord to:- (1) supply and fit a new circuit board to the heating system or otherwise repair or replace the system to ensure the central heating and hot water supply is in proper working order (2) to repair or replace the extractor fan in the internal bathroom and to ensure it is in proper working order (3) to repair or replace the central light fitting in the back bedroom.]

prhp/EH7/62/08	1F2, 6 Cadzow Place, Edinburgh, EH7 5SN	13(1)(a-c)	Complied	The issue to be determined is whether or not the landlord is in breach of his duty to repair and maintain the property in terms of S14 of the Housing (Scotland) Act 2006. The tenant considered the following work required to be carried out: the boiler flue needed to be sealed; an internal bedroom wall needed to be stripped dried and replastered; external pipework should be repaired to prevent further water ingress. The Committee inspected the property on the 9th December 2008. The committee surveyor confirmed from visual inspection that any work required had been carried out and accordingly the committee is satisfied there is no breach of the repairing standard.
prhp/EH6/21/08	32 Portland Street, Edinburgh, EH6 4BE	13(1)(a & c)	Certificate of Completion	The Private Rented Housing Committee hereby certifies that the works required by the Repairing Standard Enforcement Order relative to the Property served on 24 July 2008 have been completed. Accordingly, the said Repairing Standard Enforcement Order relative to the Property is discharged [RSEO:In particular the Private Rented Housing Committee requires the landlord:- To arrange an inspection for gas safety purposes and to carry out such work as may be required (if any) and to produce a certificate from Scottish Gas confirming compliance with the Gas Safety (Installations and Use) regulations.]
prhp/EH4/13/08	5 Woodlands Court, 44 Barnnton Park Avenue, Edinburgh, EH4 6EY	13(1)(a-d)	Certificate of completion	The Private Rented Housing Committee hereby certifies that the works required by the Repairing Standard Enforcement Order relative to the Property served on 3 September 2008 have been completed. Accordingly, the said Repairing Standard Enforcement Order relative to the Property is discharged. [RSEO: the Private Rented Housing Committee requires the Landlord:- (a) to carry out such works or improvements to the electrical system to ensure that the system is in a reasonable state of repair, in proper working order and conforms with SS 7671; and b) to produce to the Committee a Periodic Inspection Report confirming that such works have been completed and the electrical system is in a reasonable state of repair, Is in proper working order and meets the requirements of BS 7671.]

REFERENCE	ADDRESS	Repairing Standards applied under	Outcome	Details
REPAIRING STANDARD CASES (continued)				
Forfar				
prhp/DD8/33/08	South Tarbrax Farmhouse, Inverarity, Forfar, DD8 1XQ	13(1)(a-c)	Certificate of completion	<p>The Private Rented Housing Committee hereby certifies that the works required by the Repairing Standard Enforcement Order relative to the Property served on 4 August 2008 have been completed. Accordingly, the said Repairing Standard Enforcement Order relative to the Property is discharged.</p> <p>[RSEO:the Private Rented Housing Committee requires the Landlord:- (a) to replace the window in the bathroom; and (b) to remove the existing radiators in the hall, the living room and the bedrooms and replace them with radiators which are fit for their purpose.]</p>
Glasgow				
prhp/G11/53/08	99 Clarence Gardens, Glasgow, G11 7JW	13(1)(a,d & d)	Complied	<p>Committee considered each of the tenant's notified items in turn and whether they breached the repairing standard specified in Section 13 of the aforesaid Act and determined as follows:- The washing machine is of reputable make and it functions mechanically. We found the item of laundry exhibited to us to be an unremarkable example of a machine washed dress shirt. We are satisfied this appliance is in a reasonable state of repair and in proper working order. The leak under the sink, the T.V reception and the problems with the electric circuitry have all been resolved by the landlord. The tenant confirmed this at the Inspection and during his oral submission at the Hearing. Accordingly, the Committee determines there is no breach of the repairing standard.</p>