



# Grant & Wilson

PROPERTY MANAGEMENT LIMITED

I have been in private rented accommodation for 14 months and for the last 3 months I have had no hot water or heating. I have reported this numerous times in the last 3 months to the Letting Agent who in return has advised me that the Landlord has refused to carry out any repairs. I do not want to move from the property as it is in an ideal location for my work and I am now unsure of what to do next?



Managing Director

## Mr R Blair Glasgow

The Landlord must ensure that the house fixtures, fittings and appliances provided are in reasonable condition. The supply of domestic services, heating and the hot water are in working order at the start of the tenancy and at all times during the tenancy.

It is the tenant's responsibility to notify the agent of any work required in writing and the Landlord/Agent must complete the work within a reasonable time of becoming aware of it.

You have not stipulated if you have put your complaint in writing? If not I would advise you do so listing all the repairs that are required, however the priority being no heating or hot water. If you have no response to your requests then you have a right to contact the (PRHP) Private Rented Housing Panel.

The PRHC has power to require a landlord to carry out work necessary to meet the Repairing Standard. Full details of how to apply to the PRHP may be obtained at [www.prpscotland.gov.uk](http://www.prpscotland.gov.uk) or from Private Rented Housing Panel, 3rd floor, 140 West Campbell Street, Glasgow G2 4TZ

(Tel: 0141 572 1170 Fax: 0141 572 1171).

I hope this has been of assistance to you and the information supplied helpful.

If you wish to ask Graham a question in connection with Property Management, please do so by either letter or email to:

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