

**Housing and Property Chamber**  
**First-tier Tribunal for Scotland**



**Certificate of Completion:** under Sections 60 of Housing (Scotland) Act 2006 ("the Act") with Statement of Reasons under paragraph 6 of Schedule 2 of the Act.

Chamber Ref: RP/15/0278

Title Number: REN50027

The Property

**62, Burnfoot Crescent, Paisley PA2 8NP**

("the property")

The Parties:-

**Ms Evelyn McMahon, residing at the property, per Renfrewshire Citizens Advice Bureau, 45, George Street, Paisley PA1 2JY (hereinafter referred to as 'the tenant').**

**Note: The tenant had terminated her tenancy following expiry of the Completion Date specified in the RSEO. ("the applicant and former tenant")**

and

**Gordon Henry Alexander Cooley, sometime of 60 Parkmanor Avenue, Glasgow and Mark McCafferty, sometime of 54a, Lavernbridge Road, Nitshill, Glasgow G53 7EB, and both now of Unit 10-12, Evanton Place, Thornliebank, G46 8JE ("thelandlord")**

The First-tier Tribunal for Scotland (Housing and Property Chamber), formerly the Private rented Housing Panel (PRHP):

David M Preston, Legal Member; and Andrew Taylor, Ordinary Member (surveyor)  
(the tribunal)

**The tribunal hereby certifies, in terms of section 60 of the Act, that the work required by the Repairing Standard Enforcement Order (RSEO) dated 14 January 2016 issued by PRHP has been completed.**

**Reasons:**

1. Following a re-inspection of the property by the surveyor member on 14 June 2018 a report dated 16 June 2018 was prepared. The report is attached hereto as Schedule 1.

2. The report indicated that the work detailed in the RSEO dated 14 January 2014 had been carried out. As the applicant has vacated the property, the tribunal determined that nothing was to be gained by sending a copy of the re-inspection report to the landlord for comment in advance, and determined to issue the Certificate of Completion.

**Appeal:**

In terms of section 46 of the Tribunals (Scotland) Act 2014, a party aggrieved by the decision of the tribunal may appeal to the Upper Tribunal for Scotland on a point of law only. Before an appeal can be made to the Upper Tribunal, the party must first seek leave to appeal from the First-tier tribunal. That party must seek permission to appeal within thirty days of the date when the decision was sent to them.

Where such an appeal is made, the effect of the decision and of any order is suspended until the appeal is abandoned or finally determined by the Upper Tribunal, and where the appeal is abandoned or finally determined by upholding the decision, the decision and any order will be treated as having effect from the day on which the appeal is abandoned or so determined. IN WITNESS WHEREOF these presents typewritten on this and the preceding page are subscribed as follows:

D Preston

Chairman



20 June 19 <sup>Date</sup> Place of Signing

Glasgow <sup>Place</sup> Date of Signing

J Thomson

Witness signature

J Thomson

Witness Full Name

MHTS Witness address

BOTHWELL HOUSE

CAIRO PARK

HAMILTON

ML3 0QA



Glasgow, 20 June 2018

This is the re-inspection report  
referred to in the foregoing Certificate  
of Completion

D Preston

. Legal Member

### Re-Inspection Report



**Property – 62 Burnfoot Crescent, Paisley, PA2 8NP**

**Reference- PRHP/RP/15/0278**

**Surveyor – Andrew Taylor, MRICS**

**Previous Inspections – Full Committee – 7th January 2016, Surveyor 5<sup>th</sup> April 2016**

**Re-inspection (2) – 2.00pm, 14<sup>th</sup> June 2018**

**Weather – Dry, overcast**

**In Attendance – Mr Gordon Cooley, Landlord and Ms Jade Kennovan, Current Tenant**

**Purpose of Re-inspection - To establish if the work required under the Repairs Standard Enforcement Order had been completed.**

**RSEO – In terms of the RSEO issued on 10<sup>th</sup> January 2016 the Landlord was required to carry out such work as was necessary to ensure that the house meets the repairing standard and in particular the following specific areas: -**

1. Carry out such works as are necessary to make good water/condensation staining to back bedroom cupboard wall and front bedroom ceiling including all decoration.
2. Fit collar internally where WC soil pipe passes through external wall to eliminate draught.
3. Complete making good kitchen worktop and external wall at previous fire damage, including any necessary insulation and decoration and including within the kitchen unit.
4. Replace existing living room and front bedroom double glazed window units so that they are wind and watertight and in proper working order: including all finishings, making good and decoration.

5. Provide handle for rear bedroom window hopper and leave in proper working order.
6. Replace damaged kitchen wood laminate flooring.
7. Carry out such works as are necessary to external access stair treads, risers, landings, walls and coping to ensure they are structurally sound and safe for use.
8. Replace damaged and/or missing chespale fencing forming boundary between Blocks 62/68 Burnfoot Crescent and 54/60 Burnfoot Crescent.
9. Provide and install smoke detection and alarm equipment in accordance with the British Standard on the design of fire detection installations for dwellings (BS5839 Part 6) in conjunction with the Scottish Government's Technical Handbook 2013 Domestic under Section 2 -Fire, Sub-section 2.11 Communication and ensure the property complies with the Scottish Government Statutory Guidance for the Provision of Carbon Monoxide Alarms in Private Rented Housing

#### **Works In RSEO Carried Out**

1. Water/condensation staining to back bedroom cupboard wall and front bedroom ceiling has been made good.
2. A collar has been fitted where WC soil pipe passes through external wall.
3. Kitchen worktop, unit and external wall has been made good at previous fire damage.
4. Living room and front bedroom double glazed window units have been satisfactorily replaced.
5. Handle for rear bedroom window hopper has been replaced.
6. Kitchen wood laminate flooring has been replaced.
7. Work has been carried out to external access stair treads, risers, landings, walls and coping to ensure they are structurally sound and safe for use.
8. Damaged chespale fencing forming boundary between Blocks 62/68 Burnfoot Crescent and 54/60 Burnfoot Crescent has been replaced.
9. Compliant smoke detection, carbon monoxide detection and alarm equipment has been installed.

#### **Works In RSEO Outstanding**

Nil

**Photographs**



**Back bedroom cupboard – June 2018**



**Front bedroom ceiling - June 2018**



Collar at WC soil pipe – June 2018



Worktop, unit and wall – June 2018



**Replacement window at living room -- June 2018**



**Replacement window at front bedroom -- June 2018**



**New handle at back bedroom window hopper – June 2018**



**New laminate flooring to kitchen – June 2018**



**Access stairs – June 2018**



**Repairs at garden fence – June 2018**



Heat detector in kitchen – June 2018

**Andrew Taylor MRICS**

**Surveyor Member, PRHP**

**16<sup>th</sup> June 2018**