

# Housing and Property Chamber

## First-tier Tribunal for Scotland



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

### **PROPERTY FACTOR ENFORCEMENT ORDER**

In terms of Section 19 of the Property Factors (Scotland) Act 2011 ("the Act")

**Chamber Ref: HOHP/PF/17/0137**

**Flat 4, 50, Cecil Street, Glasgow, G12 8RJ ("The property")**

#### **The Parties:-**

**Mrs. Patricia Grant residing at Albannach, 30 Linden Park Road, Milnathort, KY13 9XX ("the homeowner") and**

**James Gibb Residential Factors, having a place of business at 65, Greendyke Street, Glasgow G1 5PX ("The factor")**

#### **Tribunal Members**

Karen Moore (Legal Member)

Colin Campbell (Ordinary Member)

#### **Background**

Having determined by Decision issued on 22 November 2017 that the factor had failed to comply with the property factor duties in terms of Section 17 of the Act, the tribunal determined to issue a Property Factor Enforcement Order ("PFEO") and in accordance with Section 19(2)(a) of the Act gave notice to the parties that should they wish to make representations in relation to the tribunal's proposed property factor enforcement order that they must be lodged with the tribunal within 14 days of the date of that Decision. Neither party made representations, therefore, the tribunal proceeded to make the following property factor enforcement order

#### **PFEO**

1. No later than 28 February 2018 the factor must write to all of the owners of properties in the block of flats of which the property forms part to call meeting of proprietors in terms of the title deeds to the said block with a view to seeking agreement of the owners to put a plan of preventative maintenance in place and provide a copy of the said letter to the tribunal;

2. Thereafter, the factor must write to the tribunal to advise if the meeting referred to in 1 is to be held, and if so, advise the tribunal of the date and place of the meeting;
3. If the said meeting is held, the factor must write to the tribunal within 7 days of the meeting to advise the tribunal of the outcome of the meeting and the action, if any, to be taken by the factor and
4. No later than 28 February 2018 the factor must make payment of £250.00 to the homeowner in compensation for the inconvenience and stress caused to her and must make payment of £50.00 to her to represent a refund of the insurance excess paid by her in respect of the claim arising from the water damage caused in December 2016.

### **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 permission to appeal from the First-tier Tribunal. That party must seek permission to appeal within 30 days of the date the decision was sent to them

Karen Moore

Chairperson

3 January 2018