

# Housing and Property Chamber

## First-tier Tribunal for Scotland



### Proposal regarding the Making of a Property Factor Enforcement Order

Following Upon a  
Decision of the First-tier Tribunal for Scotland (Housing and Property Chamber)  
In an Application under section 17 of the Property Factors (Scotland) Act 2011

**Re: Longford Crofts, West Calder EH55 8FD ("the Property")**

#### The Parties:-

**Karim Sowaidan, 8 Longford Crofts; Ruth Close, 6 Longford Crofts; Roddy Fuller, 5 Longford Crofts EH55 8FD; and Robert Dalziel, 4 Longford Crofts EH55 8FD ("the Applicants")**

**Longford Property Management, Longford Farm, West Calder, West Lothian EH55 8NS ("the Respondent")**

**Chamber Ref: FTS/HPC/LM/19/3717, 20/0283, 20/0334 and 22/2063**

#### Tribunal Members:

John McHugh (Chairman) and Robert Buchan (Ordinary (Surveyor) Member).

**This document should be read in conjunction with the Tribunal's Decision of the same date.**

The Tribunal proposes to make the following Property Factor Enforcement Order ("PFEO"):

*"Within 35 days of the date of the communication to the Respondent of this property factor enforcement order, the Respondent must:*

- 1 *Pay to each of the Applicants the sum of £400, such payment to be by way of a cheque made payable to the Applicant or bank transfer as opposed to a credit to their factoring accounts.*
  
- 2 *Confirm in writing to the office of the Tribunal that step 1 above has been carried out."*

Section 19 of the 2011 Act provides as follows:

*“...(2) In any case where the First-tier Tribunal proposes to make a property factor enforcement order, it must before doing so—*

- (a) give notice of the proposal to the property factor, and*
- (b) allow the parties an opportunity to make representations to it.*

*(3) If the First-tier Tribunal is satisfied, after taking account of any representations made under subsection (2)(b), that the property factor has failed to carry out the property factor's duties or, as the case may be, to comply with the section 14 duty, the First-tier Tribunal must make a property factor enforcement order...”*

The intimation of the Tribunal's Decision and this proposed PFEO to the parties should be taken as notice for the purposes of section 19(2)(a) and parties are hereby given notice that they should ensure that any written representations which they wish to make under section 19(2)(b) reach the Tribunal's office by no later than 14 days after the date that the Decision and this proposed PFEO is intimated to them. If no representations are received within that timescale, then the Tribunal is likely to proceed to make a property factor enforcement order without seeking further representations from the parties.

**Failure to comply with a property factor enforcement order may have serious consequences and may constitute an offence.**

**JOHN M MCHUGH**

**CHAIRMAN**

**Date: 15 September 2022**

