



**Certificate of Compliance with Property Factor Enforcement Order in terms of  
Section 19(3) of the Property Factors (Scotland) Act 2011.**

**Reference number:**

FTS/HPC/PF/23/4029

FTS/HPC/PF/23/4030

FTS/HPC/PF/23/4031

Re: 1 - 9 Jackson Place, Bearsden, Glasgow, G61 1RY ("the Property")

**The Parties:**

Mr. James Smith and Mrs Brenda Smith, Flat 1/1, 9 Jackson Place, Bearsden, Glasgow, G61 1RY

Ms Jane Hardie, Flat 2/1, 3 Jackson Place, Canniesburn, Glasgow, G61 1RY

Mrs Marilynn Lyness, Flat 1/3, 3 Jackson Place, Canniesburn, Bearsden, Glasgow, G61 1RY

("the Homeowners")

and

James Gibb, 65 Greendyke Street, Glasgow, G1 5PX

("the Property Factor")

**Tribunal Members**

Nicola Irvine (Chairperson) and Mary Lyden (Ordinary Member)

**Decision of the Tribunal**

**The Tribunal determined that the property factors have complied with the terms of the Property Factor Enforcement Order made on 24 September 2024.**

**Reasons for Decision**

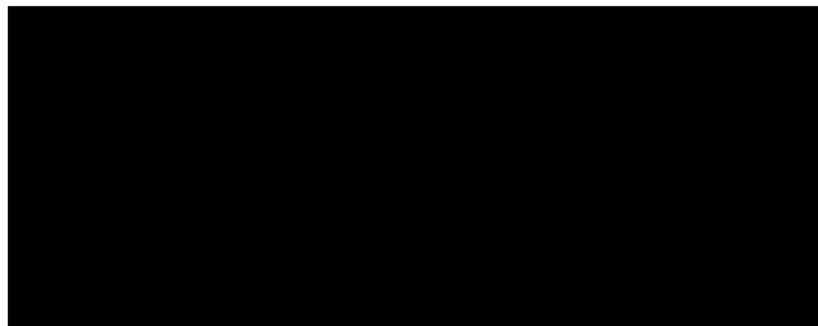
**Following a Decision, made on 21 August 2024, which was not appealed by either Party, the Tribunal made a Property Factor Enforcement Order ("PFEO") requiring the property factors to pay to the homeowner the sum of £300 by way of compensation for the Property Factor's failure to comply paragraphs 3(1), 6(10) of the Property Factor Code of Practice 2021 and Overarching Standard of Practice 3.**

**The PFEO was made on 24 September 2024 and sent to the Parties.**

**On 16 September 2024, the Property Factor advised the Tribunal that it had made payment of £300 to each Homeowner on 12 June 2024.**

**This was also confirmed by the Homeowners on 24, 25 and 26 September 2024.**

**The Tribunal decided, therefore, that the Property Factor has complied with the PFEO.**



Nicola Irvine

Chairperson of the Tribunal

Dated: 26 September 2024