



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

Proposed Property Factor Enforcement Order (“PFEO”): Property Factors (Scotland) Act 2011 Section 19(3)

Reference number: FTS/HPC/PF/23/3717

Re: Property at 1 Crescent Grove, Scotstounhill, Glasgow, G13 3RE (“the Property”)

The Parties:

Mr Calum McLenaghan, 1 Crescent Grove, Scotstounhill, Glasgow, G13 3RE (“the Applicant”)

Homesbook Factoring Ltd, 111 Cowgate, Kirkintilloch, Glasgow, G66 1JD (“the Respondent”)

Tribunal Members:

Andrew McLaughlin (Legal Member) and Sandra Brydon (Ordinary Member)

The Tribunal made a Proposed Property Factor Enforcement Order in the above Application.

1. The Respondent must provide the Applicant with a detailed breakdown of all ground maintenance works carried out and invoiced for the period from February 2021 and October 2022. This must explain the precise dates and times specific tasks were carried out and how the charges invoiced to residents were calculated.
2. The Respondent must provide the Applicant with a detailed breakdown of all sums collected as a “*regeneration fund*” and provide precise details of exactly how this money was spent.
3. The Respondent must provide a reflective account of how it has improved its practices in light of the findings in the decision.

The Tribunal orders that the above steps are completed within one month of the date of this decision.

Failure to comply with a PFEO has serious consequences and may constitute an offence.

Legal Member and Chair

2 May 2025