



**Certificate of the Homeowner Housing Committee issues under the
Homeowner Housing Panel (Applications and Decisions) (Scotland)
Regulations 2012.**

Hohp ref:HOHP/13/0274

**Re: Common Land forming Springhill Meadows Estate, Moorfield, Kilmarnock
(‘the Property’)**

The Parties:

Steven Callaghan residing at 30 Old Rome Drive, Kilmarnock, KA1 2RU ('the homeowner')

**Meedfleet, Suite 1, 3rd Floor, Southgate House, St Georges Way, Stevenage,
Herts, SG1 1HG ('the factor')**

Committee members:

Jacqui Taylor (Chairperson), Carol Jones (Surveyor Member) and David Hughes Hallet (Housing Member).

**CERTIFICATE OF COMPLIANCE with OF PROPERTY FACTOR
ENFORCEMENT ORDER DATED 16th May 2014 ('The PFEO')**

in terms of Section 19(3) of the Property Factors (Scotland) Act 2011.

Decision of the Committee

The homeowner housing Committee having determined that the PFEO relating to the Property has been complied with, certifies that the factor has complied with the PFEO.

Reasons for the Decision

1. As the parties have confirmed to the Homeowner Housing Committee that the actions required by **The PFEO** namely:

Within 28 days of the communication to the factor of the Property Factor Enforcement Order the factor must pay the homeowner £250 from their own funds and at no cost to the owners, to reflect the inconvenience the homeowner has suffered as a result of the failures of the factor to comply with sections 1, 2.1, 2.5, 4.1, 6.3 and 7.1 the Property factors (Scotland) Act 2011 Code of Conduct for property factors.'

have been complied with.

2. The Homeowner Housing Committee is therefore satisfied that the factor has complied with the PFEO. It therefore issues this Certificate of Compliance. No further action is required by the factor in terms of the PFEO.

Right of Appeal

The parties' attention is drawn to the terms of section 22 of the Act, regarding their right to appeal, and the time limit for doing so. It provides:

- (1) An appeal on a point of law may only be made by summary application to the sheriff against a decision of the president of the homeowner housing panel or homeowner housing committee.
- (2) An appeal under subsection (1) must be made within the period of 21 days beginning with the day on which the decision appealed against is made.

More information regarding appeals can be found in the information guide produced by the homeowner housing panel. This can be found on the panel's website at: <http://hohp.scotland.gov.uk/prhp/2649.325.346.html>

J Taylor

Signed..... Date 19th June 2014

Chairperson