

Housing and Property Chamber

First-tier Tribunal for Scotland



Property Factor Enforcement Order (“PFEO”) made under Section 19(3) of the Property Factors (Scotland) Act 2011 as amended (“the 2011 Act”) following upon a Decision of the First-tier Tribunal for Scotland (Housing and Property Chamber) (the tribunal) in an application under Section 17(1) of the 2011 Act.

Reference number: FTS/HPC/PF/24/3299

Re: Flat 32 Northwood Court, 114 Strathern Road, Dundee, DD5 1JW (“the Property”)

The Parties:

Ms Alison Maclean, Flat 32, Northwood Court, 114 Strathern Road, Dundee, DD5 1JW (“the Applicant”)

Caledonia Housing Association, 3 Whitefriars Crescent, Perth, PH2 0PA (“the Respondent”)

Tribunal Members:

Martin J. McAllister, Solicitor, (Legal Member)

David Godfrey (Ordinary Member)

(the “tribunal”)

This document should be read in conjunction with the tribunal’s decision under section 19(1) (a) of the 2011Act dated 8 July 2025, its proposed property factor enforcement order of the same date and its decision of even date with these presents.

The tribunal makes the following PFEO:

The Tribunal requires the Respondent to pay the sum of Five Hundred pounds (£500) to the Homeowner within thirty days of the service on it of the final PFEO in terms of Section 19 (3) of the 2011 Act.

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

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.

Martin J. McAllister,
Solicitor,
Legal Member
28 August 2025