



Notice of Proposal of the First Tier Tribunal for Scotland (Housing and Property Chamber) Under Section 19(2)(a) of the Property Factors (Scotland) Act 2011

Chamber Ref: FTS /HPC/PF/23/2448

Re: Property at Flat 1/1, 1 Central Avenue, Broomhill. Glasgow G11 7AQ ("the Property")

Parties: Mr Martin Jarvie, Flat 1/1, 1 Central Avenue, Broomhill, Glasgow, G11 7AQ("the Applicant")

Lorimer Stevenson, CoVault, 1 Redwood Crescent, Glasgow G74 5PA ("the Respondent")

Tribunal Members :

Valerie Bremner (Legal Member) and Nick Allan (Ordinary Member)

Notice to the Parties

Whereas in terms of their decision dated 15th July 2025, the Tribunal decided that the Factor had failed to comply with sections 2.1,2.4,2.5,2.7,3.1 and OSP 11 of the 2021 Code of Conduct all as stated in the said decision, the Tribunal propose to make a property factor enforcement order in the following terms:

- 1.The Property Factor is required to pay to the Applicant the sum of £200.00.This sum is to be paid with 28 days of communication of the Property Factor Enforcement Order.
- 2.The Property Factor is required to advise the Tribunal in writing of the steps it has taken to ensure that it provides responses to homeowners in line with its WSS and steps taken to ensure that it does not act outwith the scope of its services in relation to payment of invoices for work done on communal areas for homeowners.

This intimation of the Tribunal's Decision and this Notice to make a Property Factor Enforcement Order to the parties should be taken as notice for the purposes of section 19(2)(a) of the Act and parties are hereby given notice that they should ensure that any written representations which they wish to make under section 19(2)(b) of the Act reach the Housing and Property Chamber's office by no later than 14 days after the date that the Decision and this notice 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 (PFEO) without seeking further

representations from the parties. Failure to comply with a PFEO may have serious consequences and constitute an offence.

Appeals

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.

V Bremner

Chairperson of the tribunal
15th July 2025