



## **Notice of Proposal**

## of the Homeowner Housing Committee

Under section 19(2)(a) of the Property Factors (Scotland) Act 2011

Case Reference Number: HOHP/16/0016

## **Top Flat, 120 East Princes Street, Helensburgh, G84 7DH ('the Property')**

## The Parties:

**Mrs Anne Walker residing at Top Flat, 120 East Princes Street, Helensburgh, G84 7DH  
(‘the Homeowner’)**

**James Gibb Residential Factors, 65 Greendyke Street, Glasgow, G1 5PX ('the Factor')**

#### **Committee members:**

**Jacqui Taylor (Chairperson) and Ian Murning (Surveyor Member).**

## **NOTICE TO THE PARTIES**

Whereas in terms of their decision dated 20<sup>th</sup> May 2016, the Homeowner Housing Committee decided that the factor had failed to comply with the duties of the Property Factor all as stated in the said decision; The Committee proposes to make a property factor enforcement order in the following terms:

**The Factor must pay the homeowner £75 for the inconvenience she had suffered from their own funds and at no cost to the owners.**

*The said sum to be paid within 2 months of the date hereof.'*

Both the homeowner and the factor are invited to make representations to the Committee on this Notice of Proposal and the decision accompanying it. The parties must make such representations in writing to the Homeowner Housing Panel by no later than 14 days after the notification to them of this Notice.

If no representations are received within that timescale, then the Committee is likely to proceed to make a property factor enforcement order without seeking further representations from the parties.

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

Jacqueline Taylor

Signed .. Date 20<sup>th</sup> May 2016

### **Chairperson**