



Certificate of the Homeowner Housing Panel issued under the Homeowner Housing Panel (Applications and Decisions) (Scotland) Regulations 2012

HOHP reference: HOHP/LM/14/0074

Re: Property at Moorefield Estate, Kilmarnock, Ayrshire ("the Property")

The Parties:-

Ms Lynn Dunn, residing at 8 Dunnottar Drive, Kilmarnock, Ayrshire, KA1 2RZ ("the Homeowner")

And

Meadfleet Limited, having a place of business at Suite 1, 3rd Floor, Southgate House, St. Georges Way, Stevenage, Herts, SG1 1HG ("the Factor")

Certificate of Compliance with a Property Factor Enforcement Notice ("the PFEO") dated 16 June 2015 in terms of Section 19 (3) of the Property Factors (Scotland) Act 2011.

Committee Members:-

Andrew Cowan (Chairperson)
Mary Lyden (Housing Member)

Decision of the Committee

The Homeowner Housing Committee ("the Committee") having determined that the PFEO relative to the property dated 16 June 2015 has been complied with certifies that the Factors have complied with the PFEO.

Reasons for Decision

1. The Factor, by letter dated 6th July 2015, and the Homeowner, by email dated 16th July 2015 have confirmed to the Committee that the actions required by the PFEO namely:-

Within 28 days of the date of communication to the Factor of the Property Factor Enforcement Order the Factor must:-

- (i) take such actions as are necessary to write off, within their accounts for the property, the sum £596.90, being the sum claimed by the Factor as due by the Homeowner and referred to in the letter from the Factor's solicitor to the Homeowner dated 29 April 2014; and

- (ii) to write to the Homeowner to confirm that such action has been taken and to confirm to the Homeowner that the sum of £596.90 as previously claimed by the Factor is no longer due to the Factor by the Homeowner.

have been complied with.

2. The Committee is therefore satisfied that the Factor has complied with the PFEO. It therefore issues this Certificate of Compliance. No further action is required of the Factor in terms of the said 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 only may 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>

Signed Date 21 July 2015
Andrew Cowan, Chairperson

..... Witness

Laura McManus, Secretary, 7 West George Street, Glasgow, G2 1BA