

Housing and Property Chamber

First-tier Tribunal for Scotland



First-tier Tribunal for Scotland (Housing and Property Chamber)

Property Factor Enforcement Order (“PFOE”): Property Factors (Scotland) Act 2011 Section 19(3)

Chamber Ref: FTS/HPC/PF/21/0456

The Property: 64 Silvertrees Wynd, Bothwell G71 8FH (“the Property”)

The Parties:

Mrs Moira Gardner, 64 Silvertrees Wynd, Bothwell G71 8FH (“the Applicant”), and

Mrs Caroline Adams, 18 Silvertrees Wynd, Bothwell G71 8FH (“the Applicant’s Representative”) and

Miller Property Management Limited, Suite 2.2 Waverley House, Caird Park, Hamilton ML3 0QA (“the Respondent”)

Tribunal Members:

**G McWilliams Legal Member and
M Lyden (Ordinary Member)**

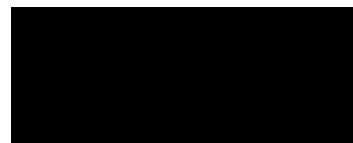
This document should be read in conjunction with the First-tier Tribunal’s Decision of the same date.

The First-tier Tribunal (“the Tribunal”) make the following PFOE:

i) The Respondent is to make a compensation payment to the Applicant, in the sum of £200.00, within 28 days of the date of issue of the PFOE; and

ii) The Respondent is to provide a letter of intimation of proposed works, additional to the repair, renewal and maintenance works which the Respondent routinely carries out at the Property and the development within which it is situated, with confirmation of the cost of such proposed works, to the Applicant, as well as all other homeowners at the development, in the event of such additional works being proposed, and prior to the execution of such works, from the date of this decision until the Respondent ceases to be the property factor for the Property. The Respondent is to provide a template letter of intimation of such proposed, additional works to the Tribunal within 28 days of the date of issue of the PFOE.

In terms of Section 24 (1) of the 2011 Act, a person/ body who, without reasonable excuse, fails to comply with a PFEO, commits an offence.



G McWilliams
Legal Member **19th January 2024**