

Housing and Property Chamber

First-tier Tribunal for Scotland



Decision of the First-tier Tribunal for Scotland (Housing and Property Chamber) issued under section 31 of the First-tier Tribunal for Scotland Housing and Property Chamber Procedure Regulations 2017.

Chamber Ref:FTS/HPC/PF/24/2727

Balgray Court, 33 Cleveden Drive, Glasgow, G12 0SD ('the Property')

Alastair Baird residing at Flat 5E, 33 Cleveden Drive, Glasgow, G12 0SD ('the Homeowner and Applicant')

Newton Property Management Limited, 87 Port Dundas Road, Glasgow, G4 0HF ('the Factor and Respondent')

Tribunal members:

Jacqui Taylor (Chairperson) and Ahsan Khan (Ordinary Member).

CERTIFICATE OF COMPLIANCE with the PROPERTY FACTOR ENFORCEMENT ORDER DATED 11th December 2025 ('The PFEO')

Decision of the Tribunal

The Tribunal having determined that the PFEO dated 22nd December 2025 ('PFEO') relating to the Property has been complied with, certifies that the Factor has complied with the PFEO.

Reasons for the Decision

1. The Tribunal issued the **PFEO** in the following terms:

'The Factor must pay the homeowner £100 for the inconvenience he had suffered from their own funds and at no cost to the owners. The said sums to be paid within 28 days of the communication to the Factor of the Property Factor Enforcement Order.'

2. The Homeowner sent the Tribunal a letter dated 13th November 2025 confirming that he had received £100 from the Factor.

3. The Tribunal were satisfied that the Factor has complied with the PFEO. The Tribunal therefore issues this Certificate of Compliance. No further action is required by the Factor in terms of the PFEO.

4. **Right of Appeal**

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.

Jacqui Taylor

Signed.....Date 23rd December 2025

Chairperson