



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

Certificate of Compliance with the Property Factor Enforcement Order (“PFEO”) dated 22 November 2025

Chamber Refs: FTS/HPC/PF/25/0301

6 Barony Court, Cambusbarron, Stirling FK7 9NG (“the property”)

Mr Robert Skilleter, 6 Barony Court, Cambusbarron, Stirling FK7 9NG (“the Applicant”)

Ross and Liddell, 60 St Enoch Square, Glasgow, G1 4AW (“the Respondent”)
Tribunal Members:

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Josephine Bonnar (Legal Member) and Mary Lyden (Ordinary Member)

Decision

The Tribunal, having determined that the PFEO dated 22 November 2025 relating to the property has been complied with, certifies that the Respondent has complied with the PFEO.

The decision of the Tribunal is unanimous.

Reasons for decision

In the Tribunal’s decision of 22 November 2025, it made a PFEO in the following terms:

- (1) The Tribunal order the Respondent to pay to the Applicant the sum of £150 for his time, effort, and inconvenience, and
- (2) The Tribunal order the Respondent to issue a letter of apology to the Applicant for their failure to comply with the Code of Conduct.

Section 19(3) of the Property Factor (Scotland) Act 2011 states, “If the First-tier Tribunal for Scotland is satisfied, after taking account of any representations made under subsection (2)(b), that the Property Factor failed to carry out the property factor’s duties or, as the case may be, to comply with the section 14 duty. **The First-**

tier Tribunal must make a property factor enforcement order.”

Having considered the written representations lodged by the parties, the Tribunal determined that a PFEO “must” be issued in terms of Section 19(3). The Tribunal also concluded that it should be in the same terms as the proposed PFEO, under deletion of the time limit as the order had already been implemented. Having considered the responses from the parties on 22 October and 17 November 2025, the Tribunal is satisfied that the Respondent has already issued a letter of apology and paid the Applicant the sum of £150.

In the circumstances, the Tribunal is satisfied that the Respondent has complied with the PFEO and that a certificate to that effect should be issued.

The Tribunal determines that the Respondent has complied with the PFEO.

Appeals

A homeowner or property factor aggrieved by a 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.

Josephine Bonnar, Legal Member

22 November 2025