

# Housing and Property Chamber

## First-tier Tribunal for Scotland



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

**Proposed Property Factor Enforcement Order following a Decision under  
Section 17 of the Act.**

**Reference number:** FTS/HPC/PF/24/2022 ("the Application")

**Re:** Flat 3/2, 478, Keppochhill Road, Glasgow, G21 1JE ("the Property")

### **The Parties:**

Mr. Hamid Rasool, residing at Bucknall Farm, Scotter Common, Gainsborough, DN21 3JF ("the Homeowner")

Ross and Liddell having a place of business at 60, St. Enoch Square, Glasgow G1 4AW ("the Property Factor") per their agents, Raeside Chisholm Solicitors Limited, Tontine House, 8, Gordon Street, Glasgow G1 3PL ("the Property Factor's Agents")

### **Tribunal Members**

Karen Moore (Chairperson) and Kingsley Bruce (Surveyor and Ordinary Member)

### **Background**

Having determined by Decision dated 7 May 2025 that the Property Factor had failed to comply with the Section 14 duty in terms of the Act, and having determined to issue a Property Factor Enforcement Order ("PFEO"), the Tribunal gives Notice in accordance with Section 19(2)(a) of the Act that the Tribunal proposed the following PFEO and invites the Parties to make representations no later than 15 June 2025:-

**Proposed PFEO:**

No later than [3 weeks from date of PFEO] the Property Factor must at its own cost and expense:

1. Compensate the Homeowner in the sum of £300.00 by a direct payment and not by a credit to his common charges account for the inconvenience caused to her by the Property Factor's actions and
2. Evidence to the Tribunal that the payment has been made.

### **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.

Karen Moore,

Chairperson

7 May 2025