



**First Tier Tribunal for Scotland ( Housing and Property Chamber)**

**Property Factor Enforcement Order Under Section 19(3) of the Property Factors ( Scotland ) Act 2011**

Chamber Ref: FTS /HPC/PF/23/2448

Re: Property at Flat 1/1, 1 Central Avenue, Broomhill. Glasgow G11 7AQ (“the Property”)

Parties: Mr Martin Jarvie, Flat 1/1, 1 Central Avenue, Broomhill, Glasgow, G11 7AQ (“the Applicant”)

Lorimer Stevenson, CoVault, 1 Redwood Crescent, Glasgow G74 5PA (“the Respondent”)

Tribunal Members :

Valerie Bremner (Legal Member ) and Nick Allan ( Ordinary Member )

**Decision**

The Tribunal has decided that it should make a PFEO in the terms originally proposed by it. The decision is unanimous.

**Reasons for Decision**

1. In the Tribunal’s decision of 15<sup>th</sup> July 2025, it proposed to make a PFEO as follows:-

“The Property Factor is required to pay to the Applicant the sum of £200.00. This sum is to be paid with 28 days of communication of the Property Factor Enforcement Order. The Property Factor is required to advise the Tribunal in writing of the steps it has taken to ensure that it provides responses to homeowners in line with its WSS and steps taken to ensure that it does not act outwith the scope of its services in relation to payment of invoices for work done on communal areas for homeowners. This information is required to be sent to the Tribunal with 28 days of communication of the Property Factor Enforcement Order”.

2. The Tribunal indicated that, prior to making a PFEO, it would provide the parties with a period of fourteen days within which to make representations under

section 19(2)(b). The decision was issued to parties on 24<sup>th</sup> July 2025.

3. No representations were received under section 19(2)(b) of the Act.

4. The Tribunal has now confirmed its decision made in terms of section 19(1)(a) of the Act. The Tribunal agrees that it would be appropriate to make a PFEO.

### **Property Factor Enforcement Order**

5. The First Tier Tribunal hereby makes the following PFEO :

The Property Factor is required to pay to the Applicant the sum of £200.00. This sum is to be paid within 28 days of communication of this Property Factor Enforcement Order.

The Property Factor is required to advise the Tribunal in writing of the steps it has taken to ensure that it provides responses to homeowners in line with its WSS and steps taken to ensure that it does not act outwith the scope of its services in relation to payment of invoices for work done on communal areas for homeowners. This information is required to be sent to the Tribunal within 28 days of communication of this Property Factor Enforcement Order.

6. Under section 24(1) of the Act, a person who without reasonable excuse, fails to comply with the Property Factor Enforcement Order commits an offence.

### **Right of Appeal :**

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.

Valerie Bremner

Legal Member and Chairperson

13/10/25