

Housing and Property Chamber

First-tier Tribunal for Scotland



Certificate of Compliance following upon a decision of the First-tier Tribunal for Scotland (Housing and Property Chamber) in an application under section 17(1) of the Property Factors (Scotland) Act 2011

Chamber Ref: FTS/HPC/PF/24/4464

Property address: 24 Forth House, Abbotshall Road, Kirkcaldy, KY1 1AN ("the Property")

The Parties

Mr Gordon Hume, 24 Forth House, Abbotshall Road, Kirkcaldy, KY1 1AN ("the Homeowner")

Ross and Liddell Ltd., Unit 21A, City Quay, Camperdown Street, Dundee, DD1 3JA ("the Property Factor")

Tribunal Members

Ms H Forbes (Legal Member) and Ms E Williams (Ordinary Member)

Decision of the Tribunal

The Tribunal having determined that the Property Factor Enforcement Order ("PFEO") relating to the Property dated 25th July 2025 has been complied with, hereby certifies that the Property Factor has complied with the PFEO.

Reasons for Decision

1. By decision dated 7th July 2025, the Tribunal determined that the Property Factor had failed to carry out their property factor duties.
2. The Tribunal issued a proposed PFEO dated 7th July 2025 in the following terms, giving parties an opportunity to make representations:

"The Property Factor is required, within 30 days of the making of this Property Factor Enforcement Order, to make payment of the sum of £200.00 from their own funds to compensate the Homeowner for the distress, frustration and inconvenience caused as a result of the Property Factor's failure to carry out its property factor duties."

3. Neither party made any representations on the proposed PFEO.

4. The Tribunal issued a PFEO dated 25th July 2025 in the same terms as the proposed PFEO.
5. By emails dated 13th August 2025, both parties confirmed compliance with the PFEO.
6. The Tribunal is satisfied that the PFEO has been complied with by the Property Factor. The decision is unanimous.

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.

Legal Member

15th August 2025