

# Housing and Property Chamber

## First-tier Tribunal for Scotland



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

**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/23/4074  
FTS/HPC/PF/23/4075

**Re: 2 Dean Court, Clydebank, G81 1RX**

**Parties:**

**Ms Frances Courtney, Flat 2/2, 2 Dean Court, Clydebank, G81 1RX ("the First Applicant")**

**Miss Helen McDougall, Flat 2/1, 2 Dean Court, Clydebank, G81 1RX ("the Second Applicant")**

**James Gibb Residential Factors, 65 Greendyke Street, Glasgow G1 5PX ("the Respondents")**

**Tribunal Member:**

**Graham Harding (Legal Member)  
Robert Buchan (Ordinary Member)**

**Decision**

The Tribunal has determined that the Respondents have complied in full with the terms of the Notice of Proposed Property Factor Enforcement Order ("PFEO") issued on 20 October 2025 therefore no further action is required.

The decision is unanimous.

**Statement of Reasons**

1. By decision issued on 20 October 2025, the Tribunal determined that the Respondents had failed to carry out its property factor's duties and with Section 14(5) of the Property Factors (Scotland) Act 2011.

2. The Tribunal issued a Notice of Proposed PFEO together with the decision on 20 October 2025 and invited representations within 14 days of the Notice being received by the parties.
3. By emails dated 5 November 2025 the Respondents wrote to the First and Second Applicants in order to arrange payment of the sum ordered by the Tribunal and sent copies of the emails to the Tribunal.
4. By emails received on 19 and 20 November 2025 both Applicants advised the Tribunal that the terms of the proposed PFEO had been complied with and payment had been received from the Respondents.
5. The Tribunal having considered matters and being satisfied that the proposed PFEO has been complied with by the Respondents has determined that no further action is required.

#### **Right of Appeal**

6. 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 within 30 days of the date the decision was sent to them.

Graham Harding  
Legal Member and Chairperson

28 November 2025