



Hohp ref:HOHP/PF/14/0077

Re:

32/13 East Fountainbridge aka Earl Grey Court, Edinburgh, EH3 9BH ('the Property')

The Parties:

Andrew Lennie residing at 32/13 East Fountainbridge, Edinburgh, EH3 9BH ('the homeowner')

Myreside Management Limited, 3 Dalkeith Road Mews, Edinburgh, EH16 5GA ('the factor')

Committee members:

Jacqui Taylor (Chairperson), Helen Barclay (Housing Member).

The Homeowners Housing Committee ('the Committee'), having made such enquiries as it saw fit for the purposes of determining whether the factor has:

- (a) Complied with the property factor's duties in terms of the Property Factors (Scotland) Act 2011 ('the 2011 Act') and
- (b) Complied with the Code of Conduct for property factors, as required by section 14 of the 2011 Act

Determined in their decision dated 16th March 2015 that the factor has not complied with Sections 2 and 3 of The Code of Conduct.

The Committee intimated to the parties, in terms of their said decision dated 16th March 2015, that they proposed to make a Property Factor Enforcement Order. They considered the parties' representations in relation to the proposed Property Factor Enforcement Order the Committee and make the following Property Factor Enforcement Order:

- (1) *The factor is required to repay the homeowner the sum of £7.24 (£1.75 +£5.49). The said sum of £7.24 to be paid from the factor's own funds at no cost to the owners.*
- (2) *The factor must pay the homeowner £25 for the inconvenience he had suffered from their own funds and at no cost to the owners.*

The said sums to be paid within 28 days.'

Signed ...

.. Date 16th May 2015

Chairperson