

Housing and Property Chamber

First-tier Tribunal for Scotland



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

**Proposal regarding the making of a Property Factor Enforcement Order
("PFEO") Property Factors (Scotland) Act 2011 ("the Act"), Section 19 (2)**

Chamber Ref: FTS/HPC/PF/19/0247

Property at 3 Neil Gordon Gate, Blantyre, Glasgow G72 0AP ("the property")

The Parties: -

Mr Greg Hanley, 11 Pommern Parade, Co. Antrim, Belfast, BT6 9FX ("the homeowner")

Newton Property Management Limited, 87 Port Dundas Road, Glasgow, G4 0HF ("the property factor")

Tribunal Members: -

Simone Sweeney (Legal Member) Elaine Munroe (Ordinary Surveyor Member)

This document should be read in conjunction with the decision of the Tribunal of even date under the reference number noted above.

1. By decision of even date with this Notice, the tribunal determined that the property factor has failed to comply with section 4.9 of the Code of Conduct for Property Factors ("the Code") as required by section 14(5) of that Act.
2. Therefore, the tribunal proposes to make the following PFEO:

Within 28 days of the communication of the PFEO to the property factor, the property factor must:

- (i) Pay to the homeowner the sum of £226.66. This sum represents the float of £250 minus the homeowner's closing balance of £19.76 together with a closing bill of £3.58.
- (ii) Confirm to the homeowner, in writing, that no further debt recovery action will be taken against the homeowner unless in accordance with clauses 18.2 and 18.3 of the Deed of Conditions the cost **cannot** be recovered from the proprietor
- (iii) Pay to the homeowner compensation in the sum of £150.
- (iv) Provide evidence to the Tribunal that the property factor has met the terms of this order.

3. Section 19 of the 2011 Act provides:

*"(2) In any case where the First-tier Tribunal proposes to make a property factor enforcement order, it must before doing so—
(a) give notice of the proposal to the property factor, and
(b) allow the parties an opportunity to make representations to it.
(3) If the First-tier Tribunal is satisfied, after taking account of any representations made under subsection (2)(b), that the property factor has failed to carry out the property factor's duties or, as the case may be, to comply with the section 14 duty, the First-tier Tribunal must make a property factor enforcement order."*

4. The intimation of the tribunal's decision and this proposed PFEO to the parties should be taken as notice for the purposes of section 19(2)(a) and parties are hereby given notice that they should ensure that any written representations which they wish to make under section 19(2)(b) reach the tribunal by no later than **14 days** after the date that the decision and this proposed PFEO is sent to them by the tribunal. If no representations are

received within that timescale, then the tribunal is likely to proceed to make a final PFEO without seeking further representations from the parties.

Failure to comply with a PFEO may have serious consequences and may constitute a criminal offence.

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Simone Sweeney, Legal member, 29th July 2019 as amended further on 5th September 2019