



**Notice under Section 19(2) of the Property Factors (Scotland) Act 2011('the Act')**

hohp ref: HOHP/PF/13/0044

Re : Property known as Play Area, Rumford Grange, Falkirk, FK2 0EN ("the property")

The parties:-

Mr. David Willson residing at 62, Craig Crescent, Rumford Grange, Falkirk FK2 0EN ("the homeowner")

Newton Property Management having a place of business at 87, Port Dundas Road, Glasgow G4 0HF ("the factors"),  
Together "the parties"

Karen Moore (Chairperson)

Helen Barclay (Housing Member)

Charles Reid Thomas (Surveyor Member)

**This document should be read in conjunction with the Committee's Decision under Section 19(1)(a) of the Act of the same date.**

In that decision the Committee indicated that, following the Committee's earlier decision to propose to make a Property Factor Enforcement Order ("PFEQ") and following the homeowner and the factors, ("the parties"), having been given a period of fourteen days as required by Section 19(2)(b) of the Act to make representations and the parties having made representations, which representations were considered by the Committee, it proposed, for

the reasons stated in the decision, to make to make a PFEO. Therefore, the Committee make the following PFEO:-

Within 28 days of the date of the date of this property factor enforcement order, the factors must:

- 1.Issue a written statement to the homeowner explaining fully exactly when, how and why they instructed the works referred to in his Application and detailing exactly which powers and authority they used to do so and
2. Provide the homeowner with a copy of the quarterly and annual inspection Reports prepared by Active Playground Management Limited for the period from 1 January 2012 until the 1 January 2013 and referred to in the Committee's Decision of even date herewith.

**Failure to comply with a property factor enforcement order may have serious consequences and may constitute an offence.**

#### Appeals

The parties' attention is drawn to the terms of Section 22 of the Act regarding their right to appeal and the time limit for doing so. It provides: "(1) An appeal on a point of law only may be made by summary application to the Sheriff against a decision of the president of the Homeowner Housing Panel or a Homeowner Housing Committee. (2) An appeal under subsection (1) must be made within the period of 21 days beginning with the date on which the decision appealed against is made..."

Chairperson Signature .

.... Date 25 March 2015