



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

**Certificate of Compliance with the Property Factor Enforcement Order
("PFOE") dated 20 June 2025**

Chamber Ref: FTS/HPC/PF/24/2699

The Beresford Flat, 4/06, 460 Sauchiehall Street, Glasgow, G2 3JU ("the Property")

Parties:

Miss Sarah Watson, 22 Village Green Lennoxtown, G66 7BD ("the Applicant")

Speirs Gumley Property Management Ltd, Red Tree Magenta, 270 Glasgow Road, Glasgow, G73 1UZ ("the Respondents")

Tribunal Members:

Nicola Weir (Legal Member) and Elizabeth Dickson (Ordinary Member)

Decision

The Tribunal, having determined that the PFOE dated 25 June 2025 relating to the Property has been complied with, certifies that the Respondent has complied with the PFOE.

The decision of the Tribunal is unanimous.

Reasons for Decision

1. In the Tribunal's decision of 25 June 2025, it made a PFOE in the following terms:-

"1. The Property Factor is ordered to pay the Homeowner the sum of £250 from its own funds in respect of her time and efforts, and the distress, worry and inconvenience caused to the Homeowner as a consequence of the Property Factor's breaches of the Code; said sum to be paid to the Homeowner within 30 days of the date of issue of the PFOE.

2. *The Property Factor shall provide evidence to the Tribunal of compliance with paragraphs 1 of the PFEO within a period of 35 days of intimation of issue of the PFEO.”*
2. On 2 July 2025, the Respondent notified the Tribunal by email that they had complied with the PFEO and had made payment to the Applicant in terms of the PFEO. They also attached copies of some correspondence between the parties in this regard.
3. On 3 July 2025, the Applicant confirmed to the Tribunal by email that she had received the payment from the Respondent that day.
4. On the basis of these communications from parties, the Tribunal is satisfied that the Respondent has complied with the PFEO and that a certificate to that effect should be issued.
5. The Tribunal determines that the Respondent has complied with the PFEO.

Right of Appeal

A homeowner or property factor aggrieved by a 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.

Nicola Weir, Legal Member

15 August 2025