

# Housing and Property Chamber

First-tier Tribunal for Scotland



**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/17/0428**

**Property at 2/2, 390 Main Street, Rutherglen, G73 3AX (“the Property”)**

**The Parties:** -

**Mr Matthew Hardie, 106 Invergarry Drive, Glasgow, G46 8UN (“the homeowner”)**

**South Lanarkshire Council, Property Services, Hamilton Business Unit, Pollock Avenue, Hillhouse, Hamilton, ML3 9SZ (“the property factor”)**

**Tribunal Members:** -

Simone Sweeney (Legal Member) Carol Jones (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 breached duties in terms of Section 17 (5) of the 2011 Act in that there has been a failure to comply with the Property Factors’ duties 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) Waive the sum of £69.03 in respect of the homeowner’s share of the cost of painting the ceiling of the close at the property.

- (ii) Confirm to the homeowner in writing that he no longer owes this sum to the property factor.
- (iii) Provide a written assurance to the homeowner that a detailed, written, update on the planned maintenance project to the walls of the building in which the property is situated will be provided within 3 months of the communication of the PFEO to the property factor.

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.

Simone Sweeney, Legal member, 19<sup>th</sup> June 2018