

Housing and Property Chamber

First-tier Tribunal for Scotland



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

PROPERTY FACTOR ENFORCEMENT ORDER

Reference number: FTS/HPC/PF/19/0660

Re: 4, Fairyknowe Court, Bothwell, G71 8SZ ("the Property")

The Parties: Miss Karen Steel residing at 4, Fairyknowe Court, Bothwell, G71 8SZ ("the Applicant")

and

James Gibb Property Management Limited having a place of business at 65, Greendyke Street, Glasgow, G1 5PX ("the Respondents")

Tribunal Members

Karen Moore (Legal Member)

Ahsan Khan (Ordinary Member)

Background

Having determined by Decision dated 10 September 2019 to issue a Property Factor Enforcement Order ("PFEO"), the Tribunal makes the following, PFEO:-

- (i) No later than 11 October 2019, the Respondents must at their own cost and expense instruct an independent Royal Institute of Chartered Surveyors registered building surveyor (i) to carry out a full inspection the Property and the block of flatted dwelling houses of which it forms part ("the Block") , including suitable water testing before and after any remedial works are completed, to provide a fully documented report on the water ingress to the Property which should include a report on the whole roof including its tiles, flashing and roof spaces, the external brickwork, the balconies and the guttering and downpipes ("the Survey Report"), the purpose of which Survey Report is to determine the cause of the water ingress to the Property and to recommend works to ensure that the Property is made wind and watertight and is in a reasonable state of repair;

- (i) Within 7 days of their receipt of the said Survey Report, the Respondents must submit the Survey Report to the Tribunal, provide a copy to the Applicant and her co-owners in the Block and call a meeting of the owners of the Block to put in place a plan to carry out the works recommended by the Survey Report.

Karen Moore

Chairperson

10 September 2019