

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:
Property Factors (Scotland) Act 2011 Section 19(2)**

Chamber Ref: FTS/HPC/PF/17/0367

Re: 4 The Park, Victoria House, Forres, IV36 3AH ("the Property")

The Parties:-

Mr Ricardo Petrocelli and Ms Elizabeth Bruce, The Park, Victoria House, Forres, IV36 3AH ("the Homeowner")

James Gibb Property Management Ltd., 1 Thistle Street, Aberdeen, AB10 1XZ ("the Factor")

Tribunal Members

Helen Forbes (Legal Member)
Angus Anderson (Ordinary Member)

This document should be read in conjunction with the First-tier Tribunal's Decision of the same date.

The First-tier Tribunal proposes to make the following Property Factor Enforcement Order ("PFEO"):

'James Gibb Residential Factors are directed to:

1. pay to the Homeowner £500 as compensation from their own funds and at no cost to the development homeowners. The said sum is to be paid within 28 days of the communication to them of the Property Factor Enforcement Order.
2. in relation to the selection of the insurance provider in May, 2016 (this being the information used as the basis of the renewal of the insurance in May, 2017), to provide the Homeowner with details of the insurance premiums and cover of each of the alternative quotes obtained and advise if a price/quality selection matrix was used, and, if so, what the weightings and quality criteria were. Commercially sensitive information which cannot be divulged may be anonymised by substituting names

with A, B, C, etc. The said information is to be provided within 28 days of the communication to them of the Property Factor Enforcement Order'.

Section 19 of the 2011 Act provides as follows:

"(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."

The intimation of the First-tier 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 First-tier Tribunal by no later than 14 days after the date that the Decision and this proposed PFEO is sent to them by the First-tier Tribunal. If no representations are received within that timescale, then the First-tier Tribunal is likely to proceed to make a property factor enforcement order without seeking further representations from the parties.

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

Right of Appeal

In terms of section 46 of the Tribunals (Scotland) Act 2014, a party aggrieved by the 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.

Legal Member and Chairperson

22nd January 2018