



Property Factor Enforcement Order

Hohp ref:HOHP/LM13/0274

Re: Common Land forming Springhill Meadows Estate, Moorfield, Kilmarnock ('the Property')

The Parties:

Steven Callaghan residing at 30 Old Rome Drive, Kilmarnock, KA1 2RU ('the homeowner')

Meadfleet, Suite 1, 3rd Floor, Southgate House, St Georges Way, Stevenage, Herts, SG1 1HG ('the factor')

Committee members:

Jacqui Taylor (Chairperson), Carol Jones (Surveyor Member) and David Hughes Hallett (Housing Member).

By decision dated 24th April 2014 The Homeowners Housing Committee ('the Committee'), having made such enquiries as it saw fit for the purposes of determining whether the factor has complied with the Code of Conduct for property factors, as required by section 14 of the 2011 Act determined that the factor has not complied with sections 1, 2.1,2.5,4.1,6.3 and 7.1 of the Code of Conduct.

The Committee intimated to the parties, in terms of their said decision dated 24th April 2014, that they proposed to make a Property Factor Enforcement Order. As no representations have been received from the parties in relation to the proposed Property Factor Enforcement Order the Committee make the following Property Factor Enforcement Order:

Within 28 days of the communication to the factor of the Property Factor Enforcement Order the factor must pay the homeowner £250 from their own funds and at no cost to the owners, to reflect the inconvenience the homeowner has suffered as a result of the failures of the factor to comply with sections 1, 2.1,2.5,4.1,6.3 and 7.1 the Property factors (Scotland) Act 2011 Code of Conduct for property factors.

J Taylor

Signed

Chairperson

Date 16th May 2014