

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/17/0059

**Flat 3, 9 Church Hill, Paisley, PA1 2TG
("the property")**

The Parties:-

**MR ROSS LAFFERTY, Flat 3, 9 Church Hill, Paisley, PA1 2DG
("the Applicant")**

**SPIERS GUMLEY PROPERTY MANAGEMENT, 194 Bath Street, Glasgow, G2 4LE
("the Respondent")**

**Tribunal Members:
GRAHAM HARDING (Legal Member)
COLIN CAMPBELL (Ordinary Member)
("the tribunal")**

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"):

- (1) The Respondent must pay the Applicant £100 for the inconvenience he has suffered from its own funds and at no cost to the owners. The said sum to be paid within 28 days of the communication to the Respondent of the Property Factor Enforcement Order.
- (2) The Respondent must issue a credit note to the Applicant in the sum of £34.56 within 28 days of the communication to the Respondent 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 have serious consequences and may constitute an offence.

Graham Harding, Legal Member

27 June 2017

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Date