



**Certificate of the Homeowner Housing Committee issues under the  
Homeowner Housing Panel (Applications and Decisions) (Scotland)  
Regulations 2012.**

**Hohp ref:HOHP/13/0067**

**Re: 177 Ledard Road, Glasgow, G42 9RE ('the Property')**

**The Parties:**

**Jim Gilmour residing at 177 Ledard Road, Glasgow ('the homeowner')**

**Hacking and Paterson Management Services, 1 Newton Terrace, Glasgow, G3  
7PL ('the factor')**

**Committee members:**

**Jacqui Taylor (Chairperson) Carol Jones (Surveyor Member) and Ann  
MacDonald (Housing Member)**

**CERTIFICATE OF COMPLIANCE with OF PROPERTY FACTOR  
ENFORCEMENT ORDER DATED 28<sup>th</sup> OCTOBER 2013 ('The PFEO')**

**in terms of Section 19(3) of the Property Factors (Scotland) Act 2011.**

**Decision of the Committee**

The homeowner housing Committee having determined that the PFEO relating to the Property has been complied with, certifies that the factor has complied with the PFEO.

**Reasons for the Decision**

1. As the parties have confirmed to the Homeowner Housing Committee that the actions required by **The PFEO** namely:

- (1) *The factor is required to repay the homeowner the sum of £104.68 (being a one eighth share of the J H Horn Plumber Limited's account) as the account does not relate to a common repair. The said sum of £104.68 to be paid from the factor's own funds at no cost to the owners.*
- (2) *The factor must issue an apology to the homeowner and call the meeting referred to in Paragraph 4 of their written representations, being a meeting for the majority to consider and review the factors' procedures for instructing common repairs to the property and going forward, to agree a cost ceiling for such repairs.*
- (3) *The factor is required to reimburse the homeowner his share of Fourply's account for the tiling works from their own funds and at no cost to the owners.*
- (4) *The factor must pay the homeowner £50 for the inconvenience he had suffered from their own funds and at no cost to the owners.*  
have been complied with.

2. The Homeowner Housing Committee is therefore satisfied that the factor has complied with the PFEO. It therefore issues this Certificate of Compliance. No further action is required by the factor in terms of the PFEO.

### **Right of Appeal**

**The parties' attention is drawn to the terms of section 22 of the Act, regarding their right to appeal, and the time limit for doing so. It provides:**

- (1) An appeal on a point of law may only be made by summary application to the sheriff against a decision of the president of the homeowner housing panel or homeowner housing committee.
- (2) An appeal under subsection (1) must be made within the period of 21 days beginning with the day on which the decision appealed against is made.

More information regarding appeals can be found in the information guide produced by the homeowner housing panel. This can be found on the panel's website at: <http://hoHP.scotland.gov.uk/prhp/2649.325.346.html>

Jacqui Taylor

Signed.....

.....Date 24<sup>th</sup> January 2014

Chairperson