

Housing and Property Chamber

First-tier Tribunal for Scotland



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

Property Factor Enforcement Order (“PFEO”): Property Factors (Scotland) Act 2011 Section 19(3)

Chamber Ref: FTS/HPC/PF/21/0456

The Property: 64 Silvertrees Wynd, Bothwell G71 8FH (“the Property”)

The Parties:

**Mrs Moira Gardner, 64 Silvertrees Wynd, Bothwell G71 8FH (“the Applicant”),
and
Mrs Caroline Adams, 18 Silvertrees Wynd, Bothwell G71 8FH (“the Applicant’s
Representative”) and**

**Miller Property Management Limited, Suite 2.2 Waverley House, Caird Park,
Hamilton ML3 0QA (“the Respondent”)**

Tribunal Members:

**G McWilliams Legal Member and
M Lyden (Ordinary Member)**

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

The First-tier Tribunal (“the Tribunal”) make the following PFEO:

**i) The Respondent is to make a compensation payment to the Applicant, in the
sum of £200.00, within 28 days of the date of issue of the PFEO; and**

**ii) The Respondent is to provide a letter of intimation of proposed works,
additional to the repair, renewal and maintenance works which the
Respondent routinely carries out at the Property and the development within
which it is situated, with confirmation of the cost of such proposed works, to
the Applicant, as well as all other homeowners at the development, in the
event of such additional works being proposed, and prior to the execution of
such works, from the date of this decision until the Respondent ceases to be
the property factor for the Property. The Respondent is to provide a template
letter of intimation of such proposed, additional works to the Tribunal within
28 days of the date of issue of the PFEO.**

In terms of Section 24 (1) of the 2011 Act, a person/ body who, without reasonable excuse, fails to comply with a PFEO, commits an offence.



G McWilliams
Legal Member

19th January 2024