

# Housing and Property Chamber

## First-tier Tribunal for Scotland

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

**Proposed Property Factor Enforcement Order (“PFEO”): Property Factors (Scotland) Act 2011 Section 19(2)**

**Reference number: FTS/HPC/PF/23/1109**

**Re: Property at Flat 3, 9 Watson Street, Glasgow G1 5AF (“the Property”)**

**The Parties:**

**Miss Marjory Ofoegbu, 43, Greenoakhill Gate, Glasgow, G71 7PR (“the Applicant”)**

**Cumming, Turner & Watt, 40 Carlton Place, Glasgow, G5 9TS (“the Respondent”)**

**Tribunal Members:**

**Andrew McLaughlin (Legal Member) and Nick Allan (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”):

- (1) The Respondent must pay the Applicant the sum of £300.00 within a period of 28 days.
- (2) The Respondent must send the Applicant an email detailing exactly what the current position is about the status of the relevant repairs within 28 days.

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 has serious consequences and may constitute an offence.**

Andrew McLaughlin

Legal Member and Chair

29 April 2024 Date