

Housing and Property Chamber
First-tier Tribunal for Scotland



Notice of Proposal of the First-tier Tribunal for Scotland (Housing and Property Chamber) Under section 19(2)(a) of the Property Factors (Scotland) Act 2011

Chamber Ref: FTS/HPC/PF/25/0685

Re: Property at Flat 3/1, 235 Onslow Drive, Dennistoun, Glasgow, G31 2QE (“the Property”)

Parties:

Ms Jacqueline Adams, Flat 3/1, 235 Onslow Drive, Dennistoun, Glasgow, G31 2QE (“the Homeowner”)

Ross & Liddell, 60 St Enoch Square, Glasgow, G1 4AW (“the Property Factor”)

Tribunal Members:

**Fiona Watson (Legal Member)
Nick Allan (Ordinary Member)**

NOTICE TO THE PARTIES

Whereas in terms of their Decision dated 6 March 2026, the Tribunal decided that the Factor had failed to comply with the Property Factor duties and parts 3 and 6 of the Overarching Standards of Practice and sections 2.1 and 3.1 of the Property Factor Code of Conduct 2021, all as stated in the said Decision, the Tribunal propose to make a Property Factor Enforcement Order in the following terms:

- (i) *The Property Factor must pay the homeowner the sum of £1,000 (ONE THOUSAND POUNDS STERLING) for the inconvenience and distress they have suffered, to be paid from the Property Factor’s own funds and at no cost to the owners. The said sum to be paid within 28 days of the communication to the Property Factor of the Property Factor Enforcement Order.*

- (ii) *The Property Factor must meet all costs associated with the erection of scaffolding on the building of which the Property forms part, in the event that the Homeowner decide to proceed with additional works to the Property either to have the metal strapping removed and the stone work replaced or to have the existing metal strapping painted with a coating.*

This intimation of the Tribunal’s Decision and this Notice to make a Property Factor Enforcement Order to the parties should be taken as notice for the purposes of section 19(2)(a) of the Act and parties are hereby given notice that they should ensure that any written representations which they wish to make under section 19(2)(b) of the Act reach the Housing and Property Chamber’s office by no later than 14 days after the date that the Decision and this notice is intimated to them. If no representations are received within that timescale then the Tribunal is likely to proceed to make a Property Factor Enforcement Order (PFEO) without seeking further representations from the parties.

Failure to comply with a PFEO may have serious consequences and constitute an offence.

Appeal

In terms of section 46 of the Tribunals (Scotland) Act 2014, a party aggrieved by the decision of the tribunal may appeal to the Upper Tribunal for Scotland on a point of law only. Before an appeal can be made to the Upper Tribunal, the party must first seek permission to appeal from the First-tier Tribunal. That party must seek permission to appeal within 30 days of the date the decision was sent to them.

