

Housing and Property Chamber

First-tier Tribunal for Scotland



Decision of the First-tier Tribunal for Scotland (Housing and Property Chamber) issued under section 31 of the First-tier Tribunal for Scotland Housing and Property Chamber Procedure Regulations 2017.

CERTIFICATE OF COMPLIANCE with the PROPERTY FACTOR ENFORCEMENT ORDER DATED 12th February 2026 ('The PFEO')

Chamber Ref:FTS/HPC/PF/24/4314

Kennedy Gardens, Kilwinning, KA13 7BF ('the Property')

Gary Crombie ('the Homeowner and Applicant')

Newton Property Management Ltd ('the Factor and Respondent')

Tribunal members:

Jacqui Taylor (Chairperson) and Donald Wooley (Ordinary Member).

Decision of the Tribunal

The Tribunal having determined that the PFEO dated 12th February 2026 ('PFEO') relating to the Property has been complied with, certifies that the Factor has complied with the PFEO.

Reasons for the Decision

1. On 12th February 2026 the Tribunal issued the **PFEO** in the following terms:

'The Factor must pay the homeowner £350 from their own funds and at no cost to the owners. The said sums to be paid within 28 days of the communication to the Factor of the Property Factor Enforcement Order.'

2. The Factor sent the Tribunal an email dated 17th February 2026 confirming that £350 was transferred to the Applicant's account.

3. The Applicant sent the Tribunal an email dated 17th February 2026 which confirmed that the appropriate actions had been taken with regards to the PFEO.

4. The Tribunal were satisfied that the Factor has complied with the PFEO. The Tribunal therefore issues this Certificate of Compliance. No further action is required by the Factor in terms of the PFEO.

Right of 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.

Signed.....Date 27th March 2026

Chairperson