

Housing and Property Chamber

First-tier Tribunal for Scotland



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

Property Factor Enforcement Order following a Decision under Section 19 of the Act

Chamber Ref: FTS/HPC/LM /24/5852

Re: Property at 8 St Leonards Court, Bath Street, Stonehaven, Aberdeen AB39 2FQ (“the Property”)

Parties: Dr Henry George Deans, 8 St Leonards Court, Bath Street, Stonehaven, Aberdeen AB39 2FQ (“the Applicant”)

Atholls Ltd in Liquidation, 16 North Silver Street Aberdeen, AB10 6RL per (“the Respondent”) per Mr Michael Reid, MHA, 12, Carden Place,,Aberdeen, AB10 1UR (“the Respondent’s Liquidator”)

Karen Moore (Chairperson) and Ahsan Khan (Surveyor and Ordinary Member)

Background

The Tribunal having determined by Decision dated 30 July 2026- that the Property Factor had failed to comply with the Section 14 duty and its property factor’s duties in terms of the Act, having determined to issue a Property Factor Enforcement Order (“PFEО”), and having given Notice in accordance with Section 19(2) (a) the Act of its

proposed PFEO and having taken account of the representation, the Tribunal makes the following PFEO in terms of Section 20 of the Act.

No later than 5 October 2026 the Property Factor must at their own cost and expense

1. pay £500.00 to the Homeowner to compensate him for inconvenience and time spent in pursuing his complaints
2. Evidence to the Tribunal that this sum has been paid.

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.

Karen Moore,

Chairperson

5 September 2026