

Housing and Property Chamber

First-tier Tribunal for Scotland



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

in

Application under section 17 of the Property Factors (Scotland) Act 2011

By

George Svachulay, Flat 29, 32 Peffer Bank, Edinburgh EH16 4FG (“the Applicant”)

Ethical Maintenance CIC, 239 Castle House, 1 Baker Street, Stirling KK8 1AL (“the Respondent”)

Re: Flat 29, 32 Peffer Bank, Edinburgh EH16 4FG (“the Property”)

Chamber Ref: FTS/HPC/PF/24/5860

Tribunal Members:

John McHugh (Chairman) and Nick Allan (Ordinary (Surveyor) Member).

Decision

The Tribunal hereby determines that the Property Factor Enforcement Order has been complied with.

The decision is unanimous.

Reasons for Decision

On 2 July 2026, the Tribunal issued a written Decision. That Decision included a PFE0 in the following terms:

“Within 31 days of the date of the communication to the Respondent of this property factor enforcement order, the Respondent must:

*1 Credit to the Applicant’s factoring account the sum of £100.
Confirm in writing to the office of the Tribunal that step 1 has been carried out”*

In terms of section 23(1) of the 2011 Act, the Tribunal is to determine whether the Respondent has complied with the PFEO.

The Tribunal has received emails from both parties confirming their agreement that the PFEO has been complied with.

The Tribunal hereby finds based on the Respondent’s information that the PFEO has been complied with.

Appeals

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 26 August 2026

JOHN M MCHUGH

Chairperson