Housing and Property Chamber
First-tier Tribunal for Scotland

Property Factor Enforcement Order made under Section 19(3) of the Property Factors (Scotland) Act 2011 as amended ("the 2011 Act") following upon a Decision of the First-tier Tribunal for Scotland (Housing and Property Chamber) (the tribunal) in an application under Section 17(1) of the 2011 Act.

Reference numbers: FTS/HPC/PF/25/1833 and FTS/HPC/PF/25/3316
Re: 2/2, 37 Annette Street, Glasgow, G42 8EH ("the Property")

The Parties:

Mrs Jasbir Kaur Aulakh ("the Applicant")

Mr Jasbir Virhia
("the Applicant's Representative")

W.M. Cumming, Turner and Watt
("the Respondent")

Tribunal Members:
Martin J. McAllister, Solicitor, (Legal Member)
Peter McEachran, Chartered Surveyor, (Ordinary Member)
(the "tribunal")

The First-tier Tribunal for Scotland (Housing and Property Chamber) ('the tribunal") considered matters and makes a property factor enforcement order ("PFEO").

This document should be read in conjunction with the tribunal's Decisions dated 6 October 2026 and of even date under Sections 19(1) and (3) of the 2011 Act.

I) The tribunal makes a property factor enforcement order ("PFEO") requiring the Respondent to pay the sum of SEVEN HUNDRED and FIFTY POUNDS (£750) to the Applicant within twenty -one days of service on it of the Decision and the PFEO.

II) The tribunal makes a property factor enforcement order ("PFEO") requiring the Respondent to provide to the Applicant copies of all documents relating to the Covea property insurance policy from 2016 to date. The documents should include policy schedules, renewal notices, correspondence with

insurance brokers and a statement showing insurance premia charged to and paid by the Applicant. The documents should also include correspondence relating to the claim the Respondent submitted to the Insurers, including correspondence to and from Covea Insurers and any agents or loss adjusters appointed by it. The information requires to be provided within twenty- one days of service of the decision and the PFEO.

Failure to comply with a property factor enforcement order may have serious consequences and may constitute an offence.

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.

Martin J. McAllister
Legal Member
29 October 2026