

# Housing and Property Chamber

## First-tier Tribunal for Scotland

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

**Proposed Property Factor Enforcement Order (“PFEO”): Property Factors (Scotland) Act 2011 Section 19(2)**

**Chamber Ref: FTS/HPC/PF/20/0931**

**Property at 3/1, 3 Albion Gate, Glasgow, G1 1HE (“the Property”)**

**The Parties:-**

**Dr Eileen Mills, Flat 3/1, 3 Albion Gate, Glasgow, G1 1HE (“the Homeowner”)**

**Speirs Gumley Property Management, 270 Glasgow Road, Glasgow, G73 1UZ (“the Property Factor”)**

**Tribunal Members:**

**Andrew Cowan, Solicitor (Legal Member)**

**Andrew Murray (Surveyor Member)  
(the Tribunal”)**

This document should be read in conjunction with the First-tier Tribunal’s Decision of the same date.

Whereas in terms of their decision the Tribunal decided that the Factor had failed to comply with section 2.5 of the Code of Conduct, all as stated in the said decision; The Tribunal proposes to make a property factor enforcement order in the following terms:

‘The Property Factor must pay the Homeowner the sum of £300 for the inconvenience she has suffered from their own funds and at no cost to the Homeowner. The said sum to be paid within 28 days of the communication to the Factor of the Property Factor Enforcement Order.’

Section 19 of the 2011 Act provides as follows:

*“(2) In any case where the First-tier Tribunal proposes to make a property factor enforcement order, it must before doing so—*

*(a) give notice of the proposal to the property factor, and*

*(b) allow the parties an opportunity to make representations to it.*

*(3) If the First-tier Tribunal is satisfied, after taking account of any representations made under subsection (2)(b), that the property factor has failed to carry out the property factor’s duties or, as the case may be, to comply with the section 14 duty,*

*the First-tier Tribunal must make a property factor enforcement order."*

The intimation of the First-tier Tribunal's Decision and this proposed PFEO to the parties should be taken as notice for the purposes of section 19(2)(a) and parties are hereby given notice that they should ensure that any written representations which they wish to make under section 19(2)(b) reach the First-tier Tribunal by no later than 14 days after the date that the Decision and this proposed PFEO is sent to them by the First-tier Tribunal. If no representations are received within that timescale, then the First-tier Tribunal is likely to proceed to make a property factor enforcement order without seeking further representations from the parties.

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

Andrew Cowan

Legal Member and Chair

Date 15/02/2023