



**Certificate of the Homeowner Housing
Committee issued under the Homeowner Housing Panel
(Applications and Decisions) (Scotland) Regulations 2012**

Hohp ref: HOHP/PF/16/0012

Re: Property at Flat 2/2, 419 Clarkston Road, Glasgow, G44 3LL (collectively “the Property”)

The Parties:-

Mrs Patricia Carroll, Flat 2/2, 419 Clarkston Road, Glasgow, G44 3LL (“the Applicant”)

Redpath Bruce Property Management Limited, 103 West Regent Street, Glasgow, G2 2DQ (“the Factors”)

Certificate of Compliance with Property Factor Enforcement Order dated 8 June 2016 in terms of Section 19(3) of the Property Factors (Scotland) Act 2011.

Committee Members: Patricia Anne Pryce (Chairperson); Mike Links (Surveyor Member); Brenda Higgins (Housing Member).

On 8 June 2016 the Committee made a Property Factor Enforcement Order (“the order”) requiring the Factor to make a payment to the Applicant of £500 in recognition of the distress caused to the Applicant by the repeated failures of the Respondent which amounted to breaches of the Code and of the property factor’s duties and to provide documentary evidence to the Committee of the Factor’s compliance with the above Property Enforcement Factor Order by sending such evidence to the office of the Homeowner Housing Panel by

recorded delivery post. The Factor has provided said documentary evidence to the HOHP and that by letter dated 21 June 2016. The Committee has taken account of the said documentary evidence provided by the Factor together with the email from the Homeowner's representative, Mr. Michael Madden, to the HOHP dated 23 June 2016. In his email of 23 June 2016, Mr. Madden agrees that the Homeowner has received a cheque from the Factor, the order therefore having been complied with. The Committee unanimously agrees that the Factor has complied with the order. The Committee certifies that the Factor has complied with the order.

Right of Appeal

The Parties' attention is drawn to the terms of Section 22 of the Act regarding their right to appeal, and the time limit for doing so. It provides:-

(1) An appeal on a point of law only may be made by summary application to the sheriff against a decision of the president of the homeowner housing panel or a homeowner housing committee.

(2) An appeal under subsection (1) must be made within the period of 21 days beginning with the day on which the decision appealed against is made.

More information regarding appeals can be found in the information guide produced by the homeowner housing panel. This can be found on the panel's website at:

<http://hohp.scotland.gov.uk/prhp/2649.325.346.html>

Signed

Chairperson

Dated

20th July 2016.