

# **Housing and Property Chamber**

## **First-tier Tribunal for Scotland**

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### **PROPERTY FACTOR ENFORCEMENT ORDER**

**Issued by the First-tier Tribunal for Scotland (Housing and Property Chamber)  
Under section 17 of the Property Factors (Scotland) Act 2011**

**Chamber Ref: FTS/HPC/PF/23/0716 and FTS/HPC/PF/23/0717**

**Flat 7, 149 Crown Road South, Glasgow, G12 9DP ('the Property')**

**Timothy Lemay residing at Flat 7, 149 Crown Road South, Glasgow, G12 9DP  
('the Homeowner and Applicant')**

**Redpath Bruce Property Management ('the Factor and Respondent')**

**Tribunal members:**

**Jacqui Taylor (Chairperson) and Carol Jones (Ordinary Member).**

### **NOTICE TO THE PARTIES**

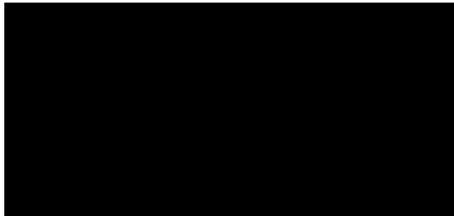
1. The Tribunal, having made such enquiries as it saw fit for the purposes of determining whether the factor has complied with the Code of Conduct for Property Factors, in terms of the Property Factors (Scotland) Act 2011 ('the 2011 Act') determined that the Factor had failed to comply with sections 6.1 and 6.4 of the Code of Conduct, all as stated in their decision dated 8<sup>th</sup> September 2023.
2. The Tribunal intimated to the parties, in terms of their said decision dated 8<sup>th</sup> September 2023, that they proposed to make a Property Factor Enforcement Order, requiring the Property Factor to pay the Homeowner the sum of £500. The parties were given notice that they should ensure that any written representations they wish to make under section 19(2)(b) of the Act reach the Housing and Property Chamber's office by no later than 14 days after the date that the Decision and the notice of the proposed Property Factor Enforcement Order was intimated to them.
3. The Homeowner did not provide any written representation in relation to the proposed PFEO.
4. The Property Factor sent the Tribunal copies of emails they had sent to the Homeowner arranging payment of the sums due.
5. Consequently, the Tribunal make the following Property Factor Enforcement Order:

*'The Factor must pay the homeowner £500 for the inconvenience he had suffered from their own funds and at no cost to the owners. The said sums to be paid within 28 days of the communication to the Factor of the Property Factor Enforcement Order'*

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

### **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 .....

Chairperson Date: 4th October 2023