

# 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/18/1789 AND FTS/HPC/PF/18/1791**

**Flat 2/1 6 Ratho Drive, Springburn, Glasgow G21 1NA and Flat 1/2, 14 Memel Street, Springburn, Glasgow G21 1LL  
 (“the Property”)**

**The Parties:-**

**Ms Fiona Taylor, 57F Drumbathie Mansions, Drumbathie Road, Airdrie ML6 6EW  
 (“the Homeowner”)**

**James Gibb Residential Factors, 65 Greenbank Street, Glasgow G1 5PX  
 (“the Factor”)**

**Tribunal Members:  
Graham Harding (Legal Member)  
Mary Lyden (Ordinary Member)**

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

The First-tier Tribunal proposes to make the following Property Factor Enforcement Order (“PFEO”):

Within 30 days of intimation of the PFEO the Factor must:

(1) credit the Homeowner’s account with the Factor with the sum of £203.03 being reimbursement of all late payment fees and charges contained in the Homeowners application to the Tribunal dated 19 July 2018 and provide documentary evidence of same to the Tribunal.

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.**

\_\_\_\_\_Graham Harding\_\_\_\_\_

Legal Member and Chair

\_\_\_\_\_28/12/2018\_\_\_\_\_

Date