

Housing and Property Chamber

First-tier Tribunal for Scotland



Notice of proposal to make a Property Factor Enforcement Order made under Section 19(2)(a) of the Property Factors (Scotland) Act 2011 (“the Act”) following upon a Decision of the Housing and Property Chamber of the First-tier Tribunal for Scotland in an application under Section 17(1) of the Act

This document should be read in conjunction with the Tribunal’s Decision under Section 19(1)(a) of the Act of the same date.

Chamber Ref: FTS/HPC/PF/23/1527

Property: 18 Silvertrees Wynd, Bothwell G71 8FH (“the Property”)

The Parties:-

Mrs Caroline Adams, 18 Silvertrees Wynd, Bothwell G71 8FH (“the homeowner”)

Miller Property Management Limited, registered in Scotland under the Companies’ Acts (SC352726), having their registered office at 29 Brandon Street, Hamilton ML3 6DA and having a place of business at Suite 2, Waverley House, Caird Park, Hamilton ML3 0QA (“the property factors”)

Tribunal Members:

George Clark (Legal Member/Chairman) and Kingsley Bruce (Ordinary Member)

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

Within one month of the communication to the property factors of the PFEO, the property factors shall pay to the homeowner the sum of £250 by way of compensation and provide her with a letter of apology for any inconvenience and distress caused by the property factors’ failures to comply with the Code of Conduct and to carry out the Property Factor’s duties.

Section 19 of the Act provides as follows:

“... (2) In any case where the tribunal proposes to make a property factor enforcement order, they 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 them.

(3) If the tribunal are 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 committee must make a property factor enforcement order...”

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

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

Chairperson Signature

Date: 5 November 2023