



**Statement of Decision with Reasons of the First-tier Tribunal for Scotland
(Housing and Property Chamber) in respect of Sections 17 and 19 of the
Property Factors (Scotland) Act 2011 (“the Act”)**

Reference number: FTS/HPC/PF/24/2022 (“the Application”)

Re: Flat 3/2, 478, Keppochhill Road, Glasgow, G21 1JE (“the Property”)

The Parties:

Mr. Hamid Rasool, residing at Bucknall Farm, Scotter Common, Gainsborough,
DN21 3JF (“the Homeowner”)

Ross and Liddell having a place of business at 60, St. Enoch Square, Glasgow G1
4AW (“the Property Factor”) per their agents, Raeside Chisholm Solicitors Limited,
Tontine House, 8, Gordon Street, Glasgow G1 3PL (“the Property Factor’s Agents”)

Tribunal Members

Karen Moore (Chairperson) and Kingsley Bruce (Surveyor and Ordinary Member)

Decision

The Tribunal determined not to make a Property Factor Enforcement Order.

Background

1. Having determined by Decision dated 7 May 2025 that the Property Factor had failed to comply with the Section 14 duty and its Property Factor’s Duties in terms of the Act, and having determined to issue a Property Factor Enforcement Order (“PFEO”), the Tribunal gave Notice in accordance with Section 19(2)(a) of the Act that the Tribunal proposed a PFEO awarding the Homeowner the sum of £300.00 in compensation and invited the Parties to make representations.
2. Representations were made by the Property Factor’s solicitor to the effect that the Property Factor had complied with the terms of the Proposed PFEO and had made payment to the Homeowner of £300.00. The Homeowner did not make any representation.

3. The Tribunal, having been advised by the Property Factor's solicitor that payment had been made and the Homeowner not contradicting this, took the view that there is no need for the Tribunal to make a formal PFEO.

Appeal

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.

Joe Bloggs

Karen Moore

airperson

25 June 2025