

# **Housing and Property Chamber**

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

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**Property Factor Enforcement Order (“PFEO”) made under Section 19(3) of the Property Factors (Scotland) Act 2011 as amended (“the 2011 Act”) following upon a Decision of the First-tier Tribunal for Scotland (Housing and Property Chamber) (the tribunal) in an application under Section 17(1) of the 2011 Act.**

**Reference number: FTS/HPC/PF/24/3299**

**Re: Flat 32 Northwood Court, 114 Strathern Road, Dundee, DD5 1JW (“the Property”)**

**The Parties:**

**Ms Alison Maclean, Flat 32, Northwood Court, 114 Strathern Road, Dundee, DD5 1JW (“the Applicant”)**

**Caledonia Housing Association, 3 Whitefriars Crescent, Perth, PH2 0PA (“the Respondent”)**

**Tribunal Members:**

**Martin J. McAllister, Solicitor, (Legal Member)**

**David Godfrey (Ordinary Member)**

**(the “tribunal”)**

This document should be read in conjunction with the tribunal’s decision under section 19(1) (a) of the 2011 Act dated 8 July 2025, its proposed property factor enforcement order of the same date and its decision of even date with these presents.

The tribunal makes the following PFEO:

**The Tribunal requires the Respondent to pay the sum of Five Hundred pounds (£500) to the Homeowner within thirty days of the service on it of the final PFEO in terms of Section 19 (3) of the 2011 Act.**

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

**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.**

Martin J. McAllister,  
Solicitor,  
Legal Member  
28 August 2025