

Housing and Property Chamber

First-tier Tribunal for Scotland



Certificate of Compliance following upon a decision of the First-tier Tribunal for Scotland (Housing and Property Chamber) in an application under section 17(1) of the Property Factors (Scotland) Act 2011

Chamber Reference No: FTS/HPC/PF/24/3014

Mr. Hamish Anderson, residing at Flat 1/1, 65 Hillfoot Street, Dennistoun, Glasgow G31 2NB (“the Applicant”)

Newton Property Management Limited, 87 Port Dundas Road, Glasgow G4 0HF (“the Respondents”)

Re: Property at Flat 1/1, 65 Hillfoot Street, Dennistoun, Glasgow, G31 2NB (“the Property”)

Decision of the Tribunal

The Tribunal certifies that the Respondent has complied with the Property Factor Enforcement Order (“PFEО”), dated 15th October 2025, relating to the Property.

Reasons for Decision

1. The Tribunal determined that the Respondent had failed to comply with the Section 14 duty in the Property Factors (Scotland) Act 2011 (“The Act”) in respect of compliance with the Property Factor Code of Conduct (“The Code”), and had failed in carrying out its property factors duties in terms of Section 17 of the Act. The Tribunal made a PFEО dated 4th March 2021 in the following terms:

“The Property Factor is required, within 30 days of the making of this Property Factor Enforcement Order, to make payment of the sum of £150.00 from their own funds to compensate the Homeowner for the frustration and inconvenience caused as a result of the Property Factor’s failure to carry out its property factor duties.”

2. By email dated 19th November 2025, the Respondent stated the actions required in the PFEО had been completed.

3. By email dated 20th November 2025, the Applicant confirmed that the PFEO had been complied with.
4. Having considered the representations from the parties, the Tribunal is satisfied that the PFEO has been complied with by the Respondent. No further action is required by the Respondent in terms of the PFEO which is now deemed to be completed.

Right of 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.

**Andrew Cowan
Legal Member**

1st December 2025