

Housing and Property Chamber

First-tier Tribunal for Scotland



Decision of the First-tier Tribunal for Scotland (Housing and Property Chamber) issued under section 31 of the First-tier Tribunal for Scotland Housing and Property Chamber Procedure Regulations 2017.

CERTIFICATE OF COMPLIANCE with the PROPERTY FACTOR ENFORCEMENT ORDER DATED 14th October 2025 ('The PFEO')

Chamber Ref:FTS/HPC/PF/24/2710

Flat 1/2, 17 Prospecthill Street, Greenock, PA15 4HH ('the Property')

Miss Helen McGoldrick, Flat 1/1, 17 Prospecthill Street, Greenock, PA15 4HH ('the Homeowner and Applicant')

Riverclyde Homes, Clyde View, 22 Pottery Street, Greenock, PA15 2UZ ('the Factor and Respondent')

Tribunal members:

Jacqui Taylor (Chairperson) and Mary Lyden (Ordinary Member).

Decision of the Tribunal

The Tribunal having determined that the PFEO dated 14th October 2025 ('PFEO') relating to the Property has been complied with, certifies that the Factor has complied with the PFEO.

Reasons for the Decision

1. The Tribunal issued the **PFEO** in the following terms:

'The Factor must pay the homeowner £100 for the inconvenience she had suffered from their own funds and at no cost to the owners. The said sums to be paid within 28 days of the communication to the Factor of the Property Factor Enforcement Order'

2. On 12th November 2025 the Factor sent the Tribunal an email which confirmed that on 11th November 2025 the Factor had delivered a cheque for £100 to the Homeowner's Property.

3. On 21st November 2025 the Homeowner telephoned the Tribunal and advised that she had received the cheque from the Factor for £100.

4. The Tribunal were satisfied that the Factor has complied with the PFEO. The Tribunal therefore issues this Certificate of Compliance. No further action is required by the Factor in terms of the PFEO.

5. **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.

Signed Jacqui Taylor.....Date 22nd December 2025

Chairperson