



**First-tier Tribunal for Scotland (Housing and Property Chamber)**

**Proposed Property Factor Enforcement Order (“PFEO”): Property Factors (Scotland) Act 2011 Section 19(2) (a)**

**Reference numbers: FTS/HPC/PF/23/2234,(2235) (2236) (2237) (2239) (2240)**

**Re: Flat 0/1, Flat 1/2 and Flat 0/2 Pendeen Road, Barlanark, Glasgow, G33 4SL**

**The Parties:**

**Ms Alaine Fleming, Bernadette Buchan, Susan Walker, Flats 0/1, Flat 1/2 and Flat 0/2 Pendeen Road, Barlanark, Glasgow, G33 4SL (“the Applicants”)**

**Cumming, Turner & Watt, 40 Carlton Place, Glasgow, G5 9TS (“the Respondent”)**

**Tribunal Members:**

**Mr A. McLaughlin (Legal Member) and Mr N. Allan (Ordinary Member)**

The Tribunal makes a Proposed Property Factor Enforcement Order in the above Applications as follows:-

1. The Respondent is to make a cash payment of £500.00 to each Applicant within a period of 28 days.
2. The Respondent is to send each Applicants a letter of apology and also explain what they have done about the repairs and what the plan is to resolve matters as soon as possible. This letter should also be sent within 28 days.

**Failure to comply with a PFEO has serious consequences and may constitute an offence.**

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Mr A. McLaughlin  
Legal Member and Chair

7 January 2026

