

Housing and Property Chamber

First-tier Tribunal for Scotland



Notice of proposal to make a Property Factor Enforcement Order made under Section 19(2)(a) 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 numbers: FTS/HPC/PF/24/5709 and FTS/HPC/LM/25/0488

Re: 11/3 King’s Meadow, Edinburgh EH16 5JP and King’s Riding Estate, off Peffermill Road, Edinburgh, EH16 5JP (“the Property”)

The Parties:

Ms Emma Wynn and Ms Megan Wynn, 11/3 King’s Meadow, Edinburgh EH16 5JP (“the Applicants”)

James Gibb Property Management Ltd, Red Tree Magenta, 270 Glasgow Road, Glasgow G73 1UZ (“the Respondent”)

Tribunal Members:

Martin J. McAllister, Solicitor, (Legal Member)

**Andrew McFarlane, Chartered Surveyor, (Ordinary Member)
(the “tribunal”)**

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the tribunal”) considered matters and proposed that a property factor enforcement order (“PFEO”) should be made.

This document should be read in conjunction with the tribunal’s Decision of the same date under Section 19(1) (a) of the 2011 Act.

The tribunal proposes to make a property factor enforcement order (“PFEO”) requiring the Respondent to

- (a) pay the sum of ONE THOUSAND THREE HUNDRED POUNDS (£1300) to the Applicant,**
- (b) provide copies of all electricity invoices on a list prepared by the Applicants and submitted to the Respondent within fifteen days of service of the Decision and the PFEO,**

- (c) relieve the Applicants of any liability for payment of the replacement lock of the services cupboard door and**
- (d) relieve the Applicants of any liability for the insurance excess referred to in the applications.**

The PFEO requires to be complied with within forty two days of service of the decision and PFEO on the Respondent.

Section 19 of the 2011 Act provides as follows:

“... (2) In any case where the First-tier Tribunal proposes to make a property factor enforcement order, it must before doing so...

- (a) give notice of the proposal to the property factor, and
- (b) allow the parties an opportunity to make representations to them.

(3) If the First-tier Tribunal is satisfied, after taking account of any representations made under subsection (2)(b), that the property factor has failed to carry out the property factor's duties or, as the case may be, to comply with the section 14 duty, the tribunal must make a property factor enforcement order...”

Intimation of the tribunal's Decision and this notice of proposal to make a PFEO to the parties should be taken as notice for the purposes of section 19(2) (a) of the 2011 Act and parties are hereby given notice that they should ensure that any written representations which they wish to make under section 19(2) (b) of the Act reach the tribunal's office by no later than twenty one days after the date that the Decision and this notice is intimated to them. If no representations are received within that timescale, then the tribunal is likely to proceed to make a property factor enforcement order (“PFEO”) without seeking further representations from the parties.

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
Legal Member
9 December 2025