

Housing and Property Chamber

First-tier Tribunal for Scotland



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

Property Factor Enforcement Order (“PFEO”): Property Factors (Scotland) Act 2011 Section 19(1) (b)

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)

On 7 January 2026, the Tribunal made a proposed Property Factor Enforcement Order. Neither Party objected to its terms. The Tribunal therefore now makes a Property Factor Enforcement Order in the following terms:

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.

Mr A. McLaughlin
Legal Member and Chair

19 February 2026