

# Housing and Property Chamber

## First-tier Tribunal for Scotland

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**Property Factor Enforcement Order made under Section 19(3) of the Property Factors (Scotland) Act 2011 as amended (“the 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 determined that a property factor enforcement order (“PFEO”) should be made.**

This document should be read in conjunction with the decision of even date.

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

- (a) pay the sum of ONE THOUSAND THREE HUNDRED POUNDS (£1300) to the Applicant by way of payment to them rather than crediting to their factoring account,**
- (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 this decision and the PFEO,**

- (c) relieve the Applicants of any liability for payment of the replacement lock of the services cupboard door,**
- (d) relieve the Applicants of any liability for the insurance excess referred to in the applications and**
- (e) provide copies of all invoices for ground maintenance for the period 2023/2024 and for 2024/2025, but only up to 3 February 2025.**

**The PFEO requires to be complied with within fifty six days of service of the decision and PFEO on the Respondent.**

**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  
24 February 2026