

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



**PROPERTY FACTOR ENFORCEMENT ORDER**

Issued by the First-tier Tribunal for Scotland (Housing and Property Chamber)  
Under section 17 of the Property Factors (Scotland) Act 2011

<p><b>Chamber Ref:FTS/HPC/PF/24/4135 and FTS/HPC/PF/24/4138</b></p> <p><b>Property: Flat 4/1, 287 Clarkston Road, Glasgow, G44 3DT</b></p> <p><b>The Homeowner and Applicant: Philip Mendelsohn</b></p>
<p><b>Chamber Ref:FTS/HPC/PF/24/4212 and FTS/HPC/PF/24/4214</b></p> <p><b>Property: Flat 3/2, 287 Clarkston Road, Glasgow, G44 3DT</b></p> <p><b>The Homeowner and Applicant: Gordon Brown</b></p> <p><b>Homeowner's Representative: Philip Mendelsohn.</b></p>
<p><b>Chamber Ref:FTS/HPC/PF/24/4218 and FTS/HPC/PF/24/4219</b></p> <p><b>Property: Flat 4/2, 287 Clarkston Road, Glasgow, G44 3DT</b></p> <p><b>The Homeowner and Applicant: Lesley Taylor</b></p> <p><b>Homeowner's Representative: Philip Mendelsohn.</b></p>
<p><b>Chamber Ref:FTS/HPC/PF/24/4276 and FTS/HPC/PF/24/4278</b></p> <p><b>Property: Flat 1/1, 287 Clarkston Road, Glasgow, G44 3DT</b></p> <p><b>The Homeowner and Applicant: Anne McFadden</b></p> <p><b>Homeowner's Representative: Philip Mendelsohn.</b></p>
<p><b>Chamber Ref:FTS/HPC/PF/24/4288 and FTS/HPC/PF/24/4294</b></p> <p><b>Property: Flat 5/1, 287 Clarkston Road, Glasgow, G44 3DT</b></p> <p><b>The Homeowner and Applicant: Peter England</b></p> <p><b>Homeowner's Representative: Philip Mendelsohn.</b></p>
<p><b>Chamber Ref:FTS/HPC/PF/24/4348 and FTS/HPC/PF/24/4349</b></p>

<p><b>Property: Flat 5/2, 287 Clarkston Road, Glasgow, G44 3DT</b></p> <p><b>The Homeowner and Applicant: Elizabeth Irving</b></p> <p><b>Homeowner's Representative: Philip Mendelsohn.</b></p>
<p><b>Chamber Ref:FTS/HPC/PF/24/4412 and FTS/HPC/PF/24/4414</b></p> <p><b>Property: 283 Clarkston Road, Glasgow, G44 3DT</b></p> <p><b>The Homeowner and Applicant: Kathleen Trearty</b></p> <p><b>Homeowner's Representative: Philip Mendelsohn.</b></p>
<p><b>Chamber Ref:FTS/HPC/PF/24/4428 and FTS/HPC/PF/24/4429</b></p> <p><b>Property: 291 Clarkston Road, Glasgow, G44 3DT</b></p> <p><b>The Homeowner and Applicant: Sandra Phinn</b></p> <p><b>Homeowner's Representative: Philip Mendelsohn.</b></p>
<p><b>Chamber Ref:FTS/HPC/PF/24/5047 and FTS/HPC/PF/24/5048</b></p> <p><b>Property: Flat 2/2, 287 Clarkston Road, Glasgow, G44 3DT</b></p> <p><b>The Homeowner and Applicant: Douglas Wray</b></p> <p><b>Homeowner's Representative: Philip Mendelsohn.</b></p>

**Hacking and Paterson, 1 Newton Terrace, Glasgow, G3 7PL ('the Factor and Respondent')**

**Tribunal members:**

**Jacqui Taylor (Chairperson) and Helen Barclay (Ordinary Member).**

### **NOTICE TO THE PARTIES**

1. Whereas in terms of their decision dated 5<sup>th</sup> February 2026, the Tribunal decided that the Factor had failed to comply with section 5.2 of the 2012 Code of Conduct and section 5.3 of the 2021 Code of Conduct, all as stated in the said decision.

2. The Tribunal intimated to the parties, in terms of their said decision dated 5<sup>th</sup> February 2026, that they proposed to make a Property Factor Enforcement Order, in

the following terms: *'The Factor must pay each applicant £250 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'*.

3. The parties were given notice that they should ensure that any written representations they wish to make under section 19(2)(b) of the Act reach the Housing and Property Chamber's office by no later than 14 days after the date that the Decision and the notice of the proposed Property Factor Enforcement Order was intimated to them.

4. The parties did not provide any written representations in relation to the proposed PFEO.

5. The Tribunal make the following Property Factor Enforcement Order:

***The Factor must pay each applicant £250 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'***

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

### **Appeals**

**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.**

Jacqui Taylor

Date: 12<sup>th</sup> April 2026