

Housing and Property Chamber
First-tier Tribunal for Scotland



Property Factor Enforcement Order

Under section 19 of the Property Factors (Scotland) Act 2011

Chamber Ref: FTS/HPC/PF/25/0685

Re: Property at Flat 3/1, 235 Onslow Drive, Dennistoun, Glasgow, G31 2QE (“the Property”)

Parties:

Ms Jacqueline Adams, Flat 3/1, 235 Onslow Drive, Dennistoun, Glasgow, G31 2QE (“the Homeowner”)

Ross & Liddell, 60 St Enoch Square, Glasgow, G1 4AW (“the Property Factor”)

Tribunal Members:

Fiona Watson (Legal Member)

Nick Allan (Ordinary Member)

The Tribunal hereby makes the following Property Factor Enforcement Order (“PFEO”):

The Property Factor must:

- (i) *pay the homeowner the sum of £1,000 (ONE THOUSAND POUNDS STERLING) for the inconvenience and distress they have suffered, to be paid from the Property Factor’s own funds and at no cost to the owners. The said sum to be paid within 28 days of the communication to the Property Factor of the Property Factor Enforcement Order, and the Property Factor must provide evidence to the Tribunal that it has done so; and*

- (ii) *meet all costs associated with the erection of scaffolding on the building of which the Property forms part, in the event that the Homeowner decides to proceed with additional works to the Property either to have the metal strapping removed and the stone work replaced or to have the existing metal strapping painted with a coating. Such requirement on the Property Factor to meet scaffolding costs (or such alternate method of carrying out these additional works as recommended by the appointed contractors) shall persist for a period of 12 months from the date of this Order, or to the date of earlier termination / resignation of the Property Managers from managing the Property.*

Fiona Watson
Legal Member/Chairperson

26 April 2026