



Decision with Statement of Reasons of the First-tier Tribunal for Scotland (Housing and Property Chamber) under Section 17 (1) of the Property Factors (Scotland) Act 2011

Reference number: FTS/HPC/PF/25/0714

Re: Property at 18 Middlefield Row, Thornton, Fife, KY1 4BX (“the Property”)

The Parties:

Mr Mark Bruce, 18 Middlefield Row, Thornton, Fife, KY1 4BX (“the Applicant”)

James Gibb Residential Factors, Red Tree Magenta (3rd Floor), 270 Glasgow Road, Rutherglen, G73 1UZ (“the Respondent”)

Tribunal Members:

Mr A. McLaughlin (Legal Member) and Ms Heppenstall (Ordinary Member)

[1] When this Application called for a Case Management Discussion by conference call at 10 am on 24 April 2026, the Respondent’s own Mr Togneri was present. There was no appearance by or on behalf of the Applicant. Mr Togneri indicated that he considered the matter to have been resolved by a private negotiation.

[2] The correspondence in the papers suggested that this had certainly been a possibility. On the basis that the Applicant was not in attendance to offer a conflicting account, the Tribunal refused the Application on the basis that it appeared to have been resolved.

APPEAL PROVISIONS

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.

Where such an appeal is made, the effect of the decision and of any order is suspended until the appeal is abandoned or finally determined by the Upper Tribunal, and where the appeal is abandoned or finally determined by upholding the decision, the decision and any order will be treated as having effect from the day on which the appeal is abandoned or so determined.

NOTE: This document is not confidential and will be made available to other First-tier Tribunal for Scotland (Housing and Property Chamber) staff, as well as issued to tribunal members in relation to any future proceedings on unresolved issues.

Andrew McLaughlin

Legal Member

24 April 2026