



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

**Variation of Property Factor Enforcement Order following a Decision under Sections 21 of the of the Property Factors (Scotland) Act 2011 (“the Act”)**

**Reference numbers:** FTS/HPC/PF/23/0571 FTS/HPC/PF/23/0575

**Re:** Flats at 1/1 and 3/1, 64, Thornwood Drive, Glasgow, G11 7PS (“the Properties”)

**The Parties:**

Dr. Kate Black, residing at Flat 0/1, 64, Thornwood Drive, Glasgow, G11 7PS and Mr. Paul Karnowski, residing at Flat 3/1, 64, Thornwood Drive, Glasgow, G11 7PS (“the Homeowners”)

Lowther Homes, having a place of business at Wheatley House, 25 Cochrane Street, Glasgow G1 1HL (“the Property Factor”)

**Tribunal Members**

Karen Moore (Legal Member and Chairperson) and Nick Allan (Surveyor and Ordinary Member)

The Tribunal having determined by Decision dated 23 January 2025 that the Property Factor Enforcement Order (“PFEO”) issued by it on 20 March 2023 be varied, now varies the PFEO as follows:

1. The date by which the PFEO must be complied with is 22 March 2025;
2. In addition to compensation already paid to the Homeowner, compensate each Homeowner in the sum of £200.00 by a direct payment and not by a credit to their common charges account for the further loss and suffering caused to them by the Property Factor’s actions
3. The remainder of the PFEO remains as issued.

**Karen Moore**

Legal Member/Chair

Date 23 January 2025