

Housing and Property Chamber

First-tier Tribunal for Scotland



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

Property Factor Enforcement Order (“PFEO”): Property Factors (Scotland) Act 2011 Section 19(3) (“The Act”)

Reference number: FTS/HPC/PF/24/4937 and FTS/HPC/PF/24/0587

Re: Property at 3/1 151 Tantallon Road, Glasgow, G41 3LU (“the Property”)

The Parties:

Mr Ross Beveridge, 3/1 151 Tantallon Road, Glasgow, G41 3LU (“the Applicant”)

Walker Sandford, 5 St Vincent Place, Glasgow, G1 2DH (“the Respondent”)

Tribunal Members.

Legal Member: Mr A. McLaughlin.

Ordinary Member: Mr K. Bruce.

On 24 April 2026, the Tribunal made a Proposed Property Factor Enforcement Order in the above Application. No further response was received by the Respondent.

The Tribunal therefore makes the following Property Factor Enforcement Order (“PFEO”) in terms of Section 19 (3) of the Act:

The Respondent is to take the following action:

- 1. The Respondent should write to the Applicant and apologise for breaching their obligations under the Codes.**
- 2. The Respondent should make a monetary payment of £5,000.00 to the Applicant as compensation for his monetary losses and inconvenience. The payment should be by way of a direct payment to the Applicant rather than by way of a credit to the Applicant's account.**

This should be complied with within 30 days of the date of this decision

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

Legal Member and Chair

11 June 2026