



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

### Review of Decision on homeowner's application: Property Factors (Scotland) Act 2011 Section 19(1)(a)

Reference number:        **FTS/HPC/PF/25/4209**  
                                     **FTS/HPC/PF/25/4210**

**Re: Property at Flat 73 Lenzie Place, Glasgow, G21 3TZ**

(“the Property”)

#### The Parties:

**Mr Spencer Simmons**, Flat 73, Lenzie, Glasgow, G21 3TZ

(“the Applicant”)

**Homesbook Factoring Limited**, 66 Townhead, Kirkintilloch, G66 1NZ

(“the Respondent”)

#### Tribunal Members:

**Iain MacRae** (Legal Member)

**Elizabeth Williams** (Ordinary Member)

#### Representation

**Applicant:** Absent

**Respondent:** Craig Rodger, Director

## DECISION

1. The decision of 1 May 2026 to dismiss this case under Rule 27(2)(b) is hereby reviewed and recalled: and
2. A Case Management Note of Directions relating to the conduct and progress of the application will follow

#### Reason for review.

1. On preparing the written decision of 1 May 2026 it was noted that the that the applicant, through his agent, had in fact returned the response form, made written representations in advance of the case management discussion and in particular had stated that he did not wish to take part in the oral hearing that day. It cannot therefor be said that the applicant had failed to co-operate with the First-tier Tribunal.
2. The First-tier Tribunal may either at its own instance or at the request of a party review a decision made by it except in relation to applications listed in rule 37(3)(b) to (j)(b), where it is necessary in the interests of justice to do so. This is such a case. The decision of 1 May is hereby reviewed and recalled.
3. An order as to further procedure will be issued separately.

## **Review of a decision**

**The First-tier Tribunal may either at its own instance or at the request of a party review a decision made by it except in relation to applications listed in rule 37(3)(b) to (j)(b), where it is necessary in the interests of justice to do so.**

**An application for review under section 43(2)(b) of the Tribunals Act must—**

- (a) be made in writing and copied to the other parties;**
- (b) be made within 14 days of the date on which the decision is made or within 14 days of the date that the written reasons (if any) were sent to the parties; and**
- (c) set out why a review of the decision is necessary.**

Chairperson of the tribunal  
Dated: 11 May 2026