

Housing and Property Chamber

First-tier Tribunal for Scotland



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

**Proposed Property Factor Enforcement Order following a Decision under
Section 19 of the Act**

Chamber Ref: FTS/HPC/LM /24/5852

**Re: Property at 8 St Leonards Court, Bath Street, Stonehaven, Aberdeen AB39
2FQ (“the Property”)**

**Parties: Dr Henry George Deans, 8 St Leonards Court, Bath Street, Stonehaven,
Aberdeen AB39 2FQ (“the Applicant”)**

**Atholls Ltd in Liquidation, 16 North Silver Street Aberdeen, AB10 6RL per (“the
Respondent”) per Mr Michael Reid, MHA, 12, Carden Place,, Aberdeen, AB10
1UR (“the Respondent’s Liquidator”)**

Karen Moore (Chairperson) and Ahsan Khan (Surveyor and Ordinary Member)

Background

Having determined by Decision dated 30 July 2026 that the Property Factor has failed to comply with the Section 14 duty in terms of the Act and has failed to comply with the Property Factor Duties and having determined to issue a Property Factor Enforcement Order (“PFEO”), the Tribunal gives Notice in accordance with Section

19(2)(a) of the Act that the Tribunal proposes the undernoted PFEO. The Parties should make written representation to the Tribunal and copy to the other Party no later than 21 August 2026.

No later than [4 weeks from date of PFEO] the Property Factor must at their own cost and expense

1. pay £500.00 to the Homeowner to compensate him for inconvenience and time spent in pursuing his complaints
2. Evidence to the Tribunal that this sum has been paid.

Appeal

In terms of section 46 of the Tribunals (Scotland) Act 2014, 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.

Karen Moore,

Chairperson

30 July 2026