



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

NOTICE OF PROPOSAL TO MAKE A PROPERTY FACTOR ENFORCEMENT ORDER

Made under Section 19(2)(a) of the Property Factors (Scotland) Act 2011, amended (“the 2011 Act”)

Following upon a decision of the First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) in an application under Section 17(2) of the 2011 Act,

Reference number: FTS/HPC/PF/25/0705

Re: Property at 37 Woodhead Grove, Armadale, West Lothian, EH48 3HU (“the Property”)

The Parties:

Miss Amy Haston, 37 Woodhead Grove, Armadale, West Lothian, EH48 3HU (“the Applicant”)

Residential Management Group Scotland LTD, Unit 6, 95 Morrison Street, Glasgow, G5 8BE (“the Respondent”)

Tribunal Members:

Mr Mark Thorley (Legal Member)

Mr Andrew Taylor (Ordinary Member)

The First-Tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) considered that a Property Factor Enforcement Order (“PFEO”) should be made.

This document should be read in conjunction with the Tribunal’s decision of the same date under Section 19(1)(a) of the 2011 Act.

The Tribunal proposes to make the following Property Factor Enforcement Order (“PFEO”).

1. The Respondent will waive any fees or outlays due by the Applicant as at the current date.

2. The Respondent will provide the Applicant with an itemised breakdown of all intromissions and outgoings on her behalf on an annual basis and to cover the proceeding five years. The Respondent will provide said information within a period of 28 days from the making of this Order.

Section 19 of the 2011 Act provides as follows:-

“(2) In any case, where the First-tier Tribunal proposes to make a Property Factor Enforcement Order, it must before doing so...(a) give notice of the proposal to the property factor, and (b) allow the parties an opportunity to make representations to them.

(3) If the First-tier Tribunal is satisfied, after taking account of any representations made under Section (2)(b), that the property factor has failed to carry out the property factor’s duties or, as the case may be, to comply with this Section 14 duty, the Tribunal must make a Property Factor Enforcement Order;”

Intimation of the Tribunal’s decision and this Notice of the Proposal to make a PFEO to the parties should be taken as notice for the purposes of Section 19(2)(a) of the 2011 Act and parties are hereby given notice that they should ensure that any written representations which they wish to make under Section 19(2)(b) of the Act reach the Tribunal’s office by no later than 21 days after the date that the decision and this notice is intimated to them. If no representations are received within that timescale, then the Tribunal is likely to proceed to make a Property Factor Enforcement Order (“PFEO”) without seeking further representations from the parties.

Failure to comply with a Property Factor Enforcement Order may have serious consequences and may constitute an offence.

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 this has been sent to them.

Mark Thorley
Legal Member

23 August 2026