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

Property Factor Enforcement Order ("PFEO"): Property Factors (Scotland) Act 2011 Section 19(3)

Reference number: FTS/HPC/PF/25/0233

Re: Property at 21 London Avenue, Glasgow, G40 3HR ("the Property")

The Parties:

Mr John Meikle, 21 London Avenue, Glasgow, G40 3HR ("the Applicant")

James Gibb Property Management Ltd, Red Tree Magenta (3rd Floor), 270 Glasgow Road, Rutherglen, G73 1UZ ("the Respondent")

This document should be read in conjunction with the First-tier Tribunal's Decision of 5th October 2026.

Decision

Having determined by Decision dated 5th October 2026 that the Property Factor had failed to comply with the Section 14 duty and its property factor's duties in terms of the Act, 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 proposed the following PFEO and invites the Parties to make representations no later than 5th November 2026.

Proposed PFEO:

No later than 4 weeks from date of PFEO the Property Factor must:

1. Pay the Applicant the sum of Two Hundred Pounds (£200)

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.

Alison J Kelly

Chairperson
5th October 2026