



Notice of Proposal

of the Homeowner Housing Committee

Under section 19(2)(a) of the Property Factors (Scotland) Act 2011

Hohp ref:HOHP/LM/15/0069

12 Brixwold Rise, Bonnyrigg, EH19 3FG being the subjects registered in the Land Register of Scotland under Title Number MID132812 ('the Property')

The Parties:

Ms Lea Taylor residing at 12 Brixwold Rise, Bonnyrigg, EH19 3FG ('the Homeowner')

James Gibb Residential Factors, 4 Atholl Place, Edinburgh, EH3 8HT ('the Factor')

Committee members:

Jacqui Taylor (Chairperson) and Elizabeth Dickson (Housing Member).

NOTICE TO THE PARTIES

Whereas in terms of their decision dated 9th May 2016, the Homeowner Housing Committee decided that the factor had failed to comply with the duties of the Property Factor all as stated in the said decision; The Committee proposes to make a property factor enforcement order in the following terms:

The Factor must pay the Homeowner £ 150 for the inconvenience she had suffered from their own funds and at no cost to the owners.

The said sums to be paid within 28 days.'

Both the Homeowner and the Factor are invited to make representations to the Committee on this Notice of Proposal and the decision accompanying it. The parties must make such representations in writing to the Homeowner Housing Panel by no later than 14 days after the notification to them of this Notice.

If no representations are received within that timescale, then the Committee is likely to proceed to make a property factor enforcement order 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.

Jacqueline Taylor

Signed ..

Date 9th May 2016

Chairperson