



Property Factor Enforcement Order made under Section 19(2)(a) of the Property Factors (Scotland) Act 2011 ("the Act") following upon a Decision of the Homeowner Housing Committee in an application under Section 17(1) of the Act

Reference: HOHP/PF/14/0134

Re: Flat 1/1, 29 Marlborough Avenue, Glasgow, G11 O 7BP (the Property)

The Parties:

Ms Alexander McAulay, Flat 1/1, 29 Marlborough Avenue, Glasgow, G11 O 7BP (the homeowner).

Your Place Property Management Ltd, Granite House, 177 Trongate, Glasgow G1 5HF ("the property factor").

Re: Flat 1/1, 29 Marlborough Avenue, Glasgow, G11 07BP

Committee Members

Martin McAllister (Chairperson) and Tom Keenan (Housing Member).

Whereas in its decision dated 18th March 2015 the Committee determined that the property factor had failed to comply with the Code of Conduct for Property Factors, and it determined to issue a Property Factor Enforcement Order (PFEO) and the required notice of the proposed PFEO was given to parties in terms of Section 19(2) of the Act and neither party having made representations now therefore the Committee **HEREBY MAKES** the following Property Factors Enforcement Order:

That the property factor makes a payment to the homeowner of £600 in respect of compensation and in recognition of the inconvenience experienced by the homeowner.

Payment must be made within twenty one days of service of this PFEO upon the property factor.

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

Appeals

Parties' attention is drawn to the terms of Section 22 of the Act regarding the right to appeal and the time limit for doing so. It provides:

"....(1) an appeal on a point of law only may be made by summary application to the Sheriff against the decision of the President of the Homeowner Housing Panel or Homeowner Housing Committee.

(2) an appeal against subsection (1) must be made within the period of 21 days beginning with the day on which the decision appealed against is made...."

Chairperson Signature

Martin J. McAllister

Date 21st April 2015