



Certificate of the Homeowner Housing Committee issued under the Homeowner Housing Panel (Applications and Decisions) (Scotland) Regulations 2012

Hohp Ref: HOHP/PF/13/0051
Re: Property at 6 Woodrow Court, 17 Woodrow Road,
Pollokshields, Glasgow G41 5PN

The Parties:-

DR SUBH PRASAD residing at Western, Victoria Parade, Dunoon, PA23 7HU
("the Homeowner")

REDPATH BRUCE, 103 West Regent Street, Glasgow, G2 2DQ ("the Factor")

Certificate of Compliance with Property Factor Enforcement Order dated 11th November 2013 in terms of Section 19(3) of the Property Factors (Scotland) Act 2011.

Committee Members:-

Patricia Anne Pryce (Chairperson)

Robert Buchan (Surveyor Member)

Elaine Munroe (Housing Member)

On 9th September 2013 the Committee made a Property Factor Enforcement Order ("the order") requiring the factor to issue an apology to the Applicant in respect of the Respondent's failure to communicate adequately in terms of providing details for the basis of the choice of insurance, contrary to the Code, make a payment to the Applicant of £25 in recognition of the inconvenience caused to him, provide by recorded delivery post to all 32 homeowners at Woodrow Court specific details of the block insurance cover obtained by

the Respondent including the sums covered both in respect of the block policy and the homeowners' share of this, specific details of how this policy was procured including full details of the claims history together with sufficient information to allow the homeowners to obtain for comparison their own insurance quotes on a like for like basis and provide documentary evidence to the Committee of the Respondent's compliance with the above Property Enforcement Factor Order by sending such evidence to the office of the Homeowner Housing Panel by recorded delivery post. The factor has provided said documentary evidence to the HOHP and that by letter dated 20th September 2013. The Committee has taken account of the said documentary evidence provided by the factor together with the email from the Homeowner to the HOHP dated 2nd November 2013. In his email of 2nd November 2013, the Homeowner states that he does not believe that the order has not been complied with. The Committee unanimously agrees that the factor has complied with the order. In particular, further to the Homeowner's email of 2nd November, the Homeowner has now received from the factor sufficient information to allow him to obtain a like for like quote for his insurance. The Committee certifies that the factor has complied with the order.

Right of Appeal

The Parties' attention is drawn to the terms of Section 22 of the Act regarding their 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 a decision of the president of the homeowner housing panel or a homeowner housing committee.

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

More information regarding appeals can be found in the information guide produced by the homeowner housing panel. This can be found on the panel's website at:

<http://hohp.scotland.gov.uk/prhp/2649.325.346.html>

Signed: (Patricia Pryce

Dated 12 November 2013

Chairperson