



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

Hohp Ref: HOHP PF/13/0061

Re: Property at Guest Suite, 2 Millbrae Gardens, Glasgow, G42 9UY ("the property")

The Parties:-

MRS JEAN CONNOLLY, 8/2 Millbrae Gardens, Glasgow, G42 9UY ("the homeowner")

GRANT & WILSON PROPERTY MANAGEMENT LIMITED, 65 Greendyke St, Glasgow, G1 5PX ("the factor")

Committee members:

**Pino Di Emdio (Chairperson)
Susan Napier (surveyor member)
John Blackwood (housing member)**

Property Factor Enforcement Order Issued following a decision by a Committee of the Homeowner Housing Panel dated 25 September 2013 in terms of section 19(3) of the Property Factors (Scotland) Act 2011 (the 2011 Act").

1. In its decision dated 12 March 2014 and issued to the parties on [insert date] 2014 the committee upheld the homeowner's complaint in respect of the first issue raised in case number HOHP/PF/13/0061. It found that the factor had failed to carry out the property factor's duties to the homeowner in certain respects as specified in paragraph 37 of its decision and proposed to make a property factor enforcement order as stated in paragraph 38.
2. The required notice of the terms of the proposed property factor enforcement order as required in terms of section 19(2)(a) of the 2011 Act was given to the parties in paragraph 38 of the decision dated 12 March 2014. [Summary and

discussion of any representations have been received from the parties to be inserted here).

The Property Factor Enforcement Order

3. Therefore the committee makes the following property factor enforcement order in respect of case number HOHP/PF/13/0061.

Within 3 months of the date of communication to the factor of the property factor enforcement order, the factor must complete the alteration to the existing layout at the lower ground floor level at 2 Millbrae Gardens Glasgow to provide a spare toilet in place of a store and to refurbish the existing accessible shower room all conform to building warrant number 11/01782/BW granted by Glasgow City Council on 27 September 2011

Appeals

4. The parties' attention is drawn to the terms of section 22 of the 2011 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 date on which the decision appealed against is made..."

Signed.....Date.....[insert date] 2014
Chairperson