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Notice of Proposal

of the Homeowner Housing Committee
Under section 19(2)(a) of the Property Factors (Scotland) Act 2011
Case Reference Number: HOHP/14/0133

Re:

21 Homeshaw House, Broomhill Gardens, Newton Mearns, G77 5HP ('the Property')

The Parties:

Miss Elizabeth Patterson residing at 21 Homeshaw House, Broomhill Gardens, Newton Mearns, G77 5HP ('the homeowner')

Bield Housing and Care, Craighall Business Park, 7 Eagle Street, Glasgow, G4 9XA ('the factor)

NOTICE TO THE PARTIES

Whereas in terms of their decision dated 31st May 2015, the Homeowner Housing Committee decided that the factor had failed to comply with the Property Factor Code of Conduct and the duties of the Property Factor all as stated in the said decision; The Committee proposes to make the following Order:

(1) The factor is required to amend the Statement of Service to include a statement of the basis of any authority they have to act as required by Section 1.1a of the Code of Practice.

(2) The factor is required to revisit the complaint detailed in Miss Patterson's letter dated 26th February 2014, preferably with the input of the homeowner, and provide the Committee with a full report on the complaint, the procedure followed and the outcome by 31st July 2015.

Depending on the outcome of the complaint the Committee reserve the right to make an award of compensation by varying the PFEO.

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.

Signed ...   . Date   31st May 2015

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