

## Petitioner submission of 17 July 2023

### PE2006/F Review and simplify the legislation in relation to dismissal of property factors

The submission returned by the Scottish Government (Minister for Victims & Community Safety) I do not feel adequately addresses the specific points raised by my petition and makes no reference to my previous written submission. I would like the Scottish Government Minister to review my previous written submission and consider how the current regulatory framework provides sufficient protection for residents. As per the previous written submission the property factor is blocking residents obtaining funds from their own monies to take the matter to a civil court. They have, however, used residents' monies to pay for their own legal fees, charging all costs incurred defending themselves at two separate first tier tribunal complaints back to all 860 residents in the estate. This would appear to be a clear breach of the factors of code of conduct and residents are raising yet more complaints to the First-tier Tribunal on this particular matter. Should a factor wish to seek legal support to defend themselves against any complaints raised by individual residents they should fund that themselves.

The property factor in question now refuses to engage at all with the Residents Association. They refuse to properly answer challenges from the hundreds of residents in the estate who wish they would leave. My petition is not to suggest that there is a widespread problem with all property factors operating in Scotland, rather should one particular property factor decide to go rogue it would appear to be worryingly easy to do so without any protection for residents. I would request that the Scottish government provide a more focussed (less generic) response to my petition.