

**Housing and Property Chamber**  
First-tier Tribunal for Scotland

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**Rejection of Application: Notification of decision under Section 28A(3) of the  
Housing (Scotland) Act 2006 (“The Act”)**

*Reference within this Notice to “regulations” refers to The First-tier Tribunal for  
Scotland Housing and Property Chamber (Procedure) Regulations 2016*

**Ref FTS/HPC/RE/24/0070**

**HOUSE AT Flat 4/3, 9 Firpark Court, Glasgow, G31 2GA**

**TENANT Miss Holli Nicole Trainer, Miss Emma Jane Primrose**

**LANDLORD Mr Rajesh Pokkali, Flat 7/3, 240 Wallace Street, Glasgow, G5 8AU**

As the member asked to decide on the application for access by the landlord to the property, detailed above, I am writing to advise of that decision.

The Landlord’s application consists of all documents received (on/between) 5 January 2024 and 2 February 2024. I have concluded that no further information is required before a decision can be made. After considering the application, taking into account the terms of Section 28A(3) of the Act, I have decided that the application should be rejected.

The grounds for rejection are listed in Section 55(1)(a-e) of the regulations. I have decided this application should be rejected on the following ground:

- the member considers that the application is being made for a purpose other than a purpose specified in section 181(4) of the Act;

The reason for rejection under this ground is Section 181(4) states “A landlord in a tenancy to which Chapter 4 of Part 1 applies, or any person authorised by the landlord, is entitled to enter the house concerned for the purpose of

(a) viewing its state and condition for the purpose of determining whether the house meets the repairing standard, or

(b) carrying out any work necessary to comply with the duty in section 14(1)(b) or a repairing standard enforcement order.

**Carrying out a risk assessment for insurance purposes falls outside the reasons mentioned at (a) & (b) above.**

**In terms of Section 28A(8) of the Act this decision of the member is final.**

E Dickson  
Member  
First-tier Tribunal for Scotland (Housing and Property Chamber)  
6 February 2024