

Housing and Property Chamber
First-tier Tribunal for Scotland



Decision with Statement of Reasons of the First-tier Tribunal for Scotland (Housing and Property Chamber) under Rules 8(1) and 26 of The First-tier Tribunal for Scotland Housing and Property Chamber (Procedure) Regulations 2017.

Chamber Ref: FTS/HPC/RE/24/3588

PF1, 4 Lorne Square, Edinburgh, EH6 8QR ("the Property")

Parties:

Places For People (Scotland) ("the Applicant")

Touchstone ("the Applicant's Representative")

Neil Waterson, 5/7 Fells Way, Edinburgh, EH7 8TZ ("the Respondent")

Tribunal Member: Ruth O'Hare (Legal Member)

Decision

The Tribunal rejects the application by the applicant received by it on 6 August 2024 which is an application under Section 28 A(1) of the Housing (Scotland) Act 2006 and Rule 55 of the First-tier Tribunal for Scotland Housing and Property Chamber (Procedure) Regulations 2017.

Background

- 1 The Application is for assistance to exercise the Applicant's right of entry under Section 28 A (1) of the Housing (Scotland) Act 2006 ("the 2006 Act").
- 2 The Applicant's Representative was asked on 9 August, 22 August and 13 September 2024 to provide information. The request for information was in terms of Rule 5 (3) of the First-tier Tribunal for Scotland Housing and Property Chamber (Procedure) Regulations 2017 ("the Rules").
- 3 The information requested was why it was considered that the Applicant had a right to make the application since it is a registered social landlord. In a letter dated 21 August 2024 the Applicant's Representative argued that, since the Property was let under a private residential tenancy and is a mid market rental property, the application should be accepted. The Applicant's Representative has not responded to the Tribunal's letters of 22 August and 13 September 2024.

Reasons

- 4 The Legal Member considered the application in terms of Rule 5 and Rule 55 of the Chamber Procedural Rules. Rule 5 provides:

“(1) An application is held to have been made on the date that it is lodged if, on that date, it is lodged in the manner as set out in rules 43, 47 to 50, 55, 59, 61, 65 to 70, 72, 75 to 91, 93 to 95, 98 to 101, 103 or 105 to 111, as appropriate.

(2) The Chamber President or another member of the First-tier Tribunal, under the delegated powers of the Chamber President, must determine whether an application has been lodged in the required manner by assessing whether all mandatory requirements for lodgment have been met.

(3) If it is determined that an application has not been lodged in the prescribed manner, the Chamber President or another member of the First-tier Tribunal, under the delegated powers of the Chamber President, may request further documents and the application is to be held to be made on the date that the First-tier Tribunal receives the last of any outstanding documents necessary to meet the requirement manner for lodgment.”

- 5 After consideration of the application the Legal Member considers that the application should be rejected in terms of Rule 8(1) (c) which states that an application must be rejected if the Tribunal has “good reason to believe that it would not be appropriate to accept the application.” The basis of the decision is that the Applicant has failed to comply with Rule 5 and Rule 55.
- 6 The Applicant is a registered social landlord and Section 28 A (9) of the 2006 Act states “ No application may be made under subsection (1) where the landlord is- (a) a local authority landlord (within the meaning of the Housing (Scotland) Act 2001 (b) a registered social landlord (being a body registered in the register maintained under section 57 of that Act). The information before the Tribunal indicates that the Applicant is a registered social landlord. The Applicant would therefore to be prevented from applying for assistance under Section 28 of the 2006 Act. The Applicant has provided no submissions to explain the legal basis upon which the application can proceed despite further correspondence from the Tribunal. The Applicant has therefore also failed to comply with the Tribunal’s request for information which is in terms of Rule 5.
- 7 Accordingly I have concluded that the application should be rejected under Rule 8(1)(c) as it would not be appropriate to accept the application in its current form.

R O'Hare

R O'Hare, Legal Member
27 October 2024

