



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

Chamber Ref: FTS/HPC/RE/25/0162

Re: 1 F 1, 107 Broughton Road, Edinburgh, EH7 4EG ("the Property")

Parties:

Castle Rock Edinvar t/a Places For People Scotland ("the Applicant")

Touchstone Property Management ("the Applicant's Representative")

Tribunal Member: Martin J. McAllister (Legal Member)

The Tribunal rejects the application received on 15 January 2025 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 12 February 2025 to provide further information to enable the application to be considered. 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.

4. On 10 March 2025, the Applicant's Representative responded to the request for information. The Applicant's Representative did not dispute that the Applicant is a registered social landlord. The letter stated that there is a head lease in place and that this confirms that "mid market rent properties are not social housing and that they are occupied under the terms of either a Short Assured Tenancy or Private Residential Tenancy."
5. The letter from the Applicant's Representative stated that the purpose of seeking assistance with access is "to ensure that we can meet compliance legal requirements, annual landlord safety inspection and electrical installation check report inspections, to safeguard the health and safety of the tenants."
6. The Applicant's Representative confirmed that the Applicant and the Respondent have entered into a private residential tenancy in terms of the Private Housing (Tenancies) Act 2016.

Decision

7. **After consideration of the application the Legal Member determined 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."**

Reasons

8. 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. “

9. The legal member accepted that the Applicant has good reasons to get access to the Property. It was also accepted that the tenancy is a private residential tenancy in terms of the Private Housing (Tenancies) (Scotland) Act 2016. The Applicant has chosen to organise its affairs in such a way that it enters into private residential tenancies rather than having a separate entity to do so.
10. Castle Rock Edinvar Housing Association Ltd is a housing association regulated by the Scottish Housing Regulator.
11. The basis of the decision is that the Applicant has failed to comply with Rule 5 and Rule 55. The Applicant is a registered social landlord and has not submitted an application which is competent. It is not the type of tenancy or the type of housing stock which is relevant to such applications but the status of the landlord.
12. 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 Applicant is a registered social landlord and cannot apply for assistance under Section 28 of the 2006 Act.