

Housing and Property Chamber
First-tier Tribunal for Scotland



**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/24/2132

HOUSE AT Deansmill, Maybole, Maybole, Ayrshire, KA19 7SN

TENANT Mr James MacDonald, Mrs Christina MacDonald

**LANDLORD Miss Susan Hawkins, 216 Derby Road, Butterley, Ripley,
Derbyshire, DE5 3QY**

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) 9 May 2024 and 8 March 2025. 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:

- a) the dispute to which the application relates has been resolved or the landlord has been able to enter the house for the purpose specified in the application;

The reason for rejection under this ground is:

An application was made to assist with access to have electrical work at the property completed. The landlord informed the tenant that Wayne Scott of SCT Electrics would call on the 17th December 2024 to carry out the required works. By Email of the 17 March 2025 the landlord confirmed "Mr Scott did attend and was granted access, so this was a success. Next I need to get access to fit a new central heating system."

As this application related to the electrical work only therefore dispute to which the application relates has been resolved.

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)
18th March 2025