

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 Section 51 (1) of the Private Housing (Tenancies) (Scotland) Act 2016

Chamber Ref: FTS/HPC/EV/24/1313

Re: Property at 48 Bracadale Road, Baillieston, Glasgow, G69 7EW (“the Property”)

Parties:

THIRTY76TEEN LIMITED, Flat 2, 5 Queens Gardens, Glasgow, G12 9DG (“the Applicant”)

Ms Tracey Potter, Ms Lavina McInness, 48 Bracadale Road, Baillieston, Glasgow, G69 7EW (“the Respondent”)

Tribunal Members:

Andrew McLaughlin (Legal Member) and Eileen Shand (Ordinary Member)

Decision (in absence of the Respondent)

[1] The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) refused the Application.

[2] When this Application called for a Hearing by conference call at 10 am on 3 June 2025, neither party was either present or represented. All parties had been properly notified of the details of the Hearing.

[3] The Tribunal noted that the Applicant had not complied with the Direction previously made to provide details of why the Applicant wished to sell the Property. On the basis that the Applicant had not complied with this previous Direction and was not present nor represented at the Hearing, the Tribunal decided to refuse the Application.

Right of Appeal

In terms of Section 46 of the Tribunal (Scotland) Act 2014, a party aggrieved by the decision of the Tribunal may appeal to the Upper Tribunal for Scotland on a point of law only. Before an appeal can be made to the Upper Tribunal, the party must first seek permission to appeal from the First-tier Tribunal. That party must seek permission to appeal within 30 days of the date the decision was sent to them.

Andrew McLaughlin

Legal Member/Chair

3 June 2025

Date