



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 (“the Rules”)

Chamber Ref: FTS/HPC/RE/25/0937

Re: 7 Armadale Road, Whitburn, Bathgate, EH47 0ET ("the Property")

Parties:

Anne Compton ("the Applicant")

Castlebrae Sales and Letting ("the Applicant's Representative")

Tribunal Member: Martin J. McAllister (Legal Member)

The Tribunal rejects the application by the applicant dated 3 March 2025 which is an application under Section 28 A (1) of the Housing (Scotland) Act 2006 (“the 2006 Act”) and Rule 55 of the Rules.

Background

1. The Applicant's Representative submitted an application on 3 March 2025 for assistance with obtaining access to the Property.
2. On 4 March 2025, the Applicant's Representative was asked to provide evidence of the delivery of the notification given to the Respondent seeking access. No response was received.

3. On 16 April 2025 and 15 May 2025, the Applicant's Representative was reminded of the earlier request for information and was also asked to provide a copy of the tenancy agreement.
4. 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").
5. The requested information has not been provided.

Decision

6. **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 of the Rules and Section 28 A (4) of the 2006 Act.**

Reasons

7. 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. "

8. The Applicant was asked to provide evidence of delivery of notification to the Tenant with regard to the Landlord's wish to exercise the right of access. The request was in terms of Rule 5 and Rule 55 (b) (ii) of the Rules.
9. The Applicant was asked to provide a copy of the tenancy agreement. The request was in terms of Rule 5 and Rule 55 (b) (i) of the Rules.
10. The requested information has not been provided.

Martin J. McAllister, Legal Member, 7 July 2025