



**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/25/0057

HOUSE AT

**104 Lockhart Street,
Stonehouse, ML9 3LZ**

LANDLORD

**Mr Christopher James,
Flat 1/2, 23 Nansen Street,
Glasgow, G20 7HT**

LANDLORD REPRESENTATIVE

None

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 January 2025 and 23 July 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:

the member considers that the application is being made for a purpose other than a purpose specified in section 181(4) of the Act.

The reason for rejection under this ground is:

in an email dated 8 January 2025 in support of his application the Landlord has stated that he wishes to have access to the property to allow his estate agent to “evaluate the house” and to take photographs to assist in the preparation of

a home report. In my opinion this is not a purpose specified in section 181(4) of the Act which relates to the Repairing Standard only.

In terms of Section 28A(8) of the Act this decision of the member is final.

G Laurie

Gordon Laurie

Member

First-tier Tribunal for Scotland (Housing and Property Chamber)

26 July 2025