

**Housing and Property Chamber**  
First-tier Tribunal for Scotland

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**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/25/3985**

**HOUSE AT 23 Nicol Place, Broxburn, EH52 6GY**

**TENANT Miss Karyn Hamilton**

**LANDLORD Mrs Jemma Heleena Watson, 46 Drum Brae South, Edinburgh,  
EH12 8SZ**

**LANDLORD REPRESENTATIVE**

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) 16 September 2025 and 10 February 2026. 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:

c) the member has good reason to believe that it would not be appropriate to assist either the landlord or any person the landlord intends to authorise to enter the house, or both, to gain entry to the house;

The reason for rejection under this ground is that the landlord failed to respond to correspondence from the Tribunal seeking further information or an amended application.

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

# S Brydon

23 February 2026

Member

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