



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.

Case reference FTS/HPC/RP/26/0016

Parties

Mr Christopher Reed (Applicant)

Grampian Accommodation Agency est 1986 (Respondent)

Flat 8 375 Union Street, Aberdeen, Aberdeenshire, AB11 6BT (House)

Tribunal Member: Jacqui Taylor (Legal Member)

The Tribunal rejects the application by the Applicant dated 5th January 2026, being an application under section 22(1) of the Housing (Scotland) Act 2006 requesting the Tribunal to determine if the House complies with the Repairing Standard.

1. The Application.

The Applicant made an application to the Tribunal under section 22(1) of the Housing (Scotland) Act 2006 requesting the Tribunal to determine if the property complies with the Repairing Standard. The application was dated 5th January 2026.

2. The Tribunal administration sent an email to the Applicant dated 6th January 2026 in the following terms:

'We acknowledge receipt of your application to the First-tier Tribunal for Scotland (Housing and Property Chamber). The reference number allocated to your case is FTS/HPC/RP/26/0016. Please quote this reference number every time you contact us.'

This will help us process your case as quickly as possible. Before we can forward your application to the Chamber President for her consideration, we need you to provide us with some more information. Please can you send us a copy of your tenancy agreement, or if you do not have one, as much detail about the history of your tenancy as possible – when it began, how long the original tenancy was for, etc. We require to see evidence that you have informed your landlord of the work required to be done. For this purpose, I have enclosed a standard letter you can fill out and send to your landlord requesting that he do the repairs. Please send this to your landlord by Recorded Delivery post then send us a copy of your letter with the Recorded Delivery slip attached. Alternatively, if you have notified your Landlord via email, please send us a copy of the email(s) sent to the Landlord regarding the repairs stated in the application. If you have any other correspondence from your landlord or letting agent regarding the repairs, please also send these as proof that your landlord is aware of the work needing to be done. Please reply to this office with the necessary proof of notification and tenancy information by 20 January 2026, when your application will be sent to the Chamber President for consideration. If we do not hear from you within this time, the Chamber President may assume that the dispute has been resolved and consequently reject the application on those grounds. If you require any further information, please contact us, quoting your reference number. Please note that if the tenancy is lawfully terminated at any time after a valid application is received, you will no longer be deemed a party to the application, therefore we would not contact you further. However, you may request a copy of any decision which is made regarding the application.'

3. The Tribunal administration sent the Applicant further emails dated 27th March 2026 and 29th May 2026 requesting the information specified in the email from the Tribunal administration dated 5th January 2026. The emails also advised that if the information was not provided the Tribunal would have no option but to reject the application.

4. The Applicant did not reply to the emails from the Tribunal administration dated 6th January 2026, 27th March 2026 and 29th May 2026 and the required information has not been provided.

5. The Law.

Section 22 (3) of the Housing (Scotland) Act 2006 provides that no application can be made unless the Tenant has notified the Landlord that work requires to be carried out for the purpose of complying with the duty to comply with the repairing standard.

6. Decision.

The Tribunal has good reason to believe that it would not be appropriate to accept the application and rejects the application in terms of rule 8 (1)(c) of the Tribunal Rules.

7. Reasons for the Decision:

The Tribunal has no discretion to accept an application where no evidence has been provided that the tenant has notified the Landlord of the required work.

8. **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.

J. TAYLOR

Legal Member

Date: 27th July 2026