



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.

Chamber Ref: FTS/HPC/RE/22/2990

Re: 11 Telford Court, Inverness, IV3 8LN ("the Property")

Parties:

Belvoir Inverness ("the Applicant")

Belvoir Lettings ("the Applicant's Representative")

Zbyszko Bukowiecki ("the Respondent")

Tribunal Member: Martin J. McAllister (Legal Member)

The Tribunal rejects the application by the applicant dated 22nd August 2022 which is an application under Section 28 A(1) of the Housing (Scotland) Act 2006 and Rule 55 of the First-tier Tribunal for Scotland Housing and Property Chamber (Procedure) Regulations 2017.

Background

1. The Application is for assistance to exercise the Applicant's right of entry under Section 28 A (1) of the Housing (Scotland) Act 2006 ("the 2006 Act").
2. The Applicant's Representative was asked on 5th October 2022 to provide further information to enable the application to be considered. 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").

3. The information requested was relating to the contact details of the persons for whom the right of access was being sought and the nature of the notification to the tenant and evidence of it having been delivered. No response was received and the Applicant's Representative was sent a reminder letter on 7th November 2022 and informed that the President may consider rejection of the application if the information requested was not provided.

4. No response was received from the Applicant's Representative.

Reasons

5. 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. “

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. The Applicant is a registered social landlord and Section 28 A (9) of the 2006 Act states “ *No application may be made under subsection (1) where*

the landlord is- (a) a local authority landlord (within the meaning of the Housing (Scotland) Act 2001

(b) a registered social landlord (being a body registered in the register maintained under section 57 of that Act). The Applicant is a registered social landlord and cannot apply for assistance under Section 28 of the 2006 Act.

M McAllister

Martin J. McAllister, Legal Member, 8th December 2022