

Housing and Property Chamber
First-tier Tribunal for Scotland



**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/25/2928

HOUSE AT 5 Sheriffs Croft, Rothesay, Isle of Bute, PA20 0DS

**LANDLORD Veteran's Housing Scotland, Gyleview House, 3 Redheughs Rigg,
Edinburgh, EH12 9DQ**

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 7 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:

- a) 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 the Landlord’s failure to respond to the Tribunal’s requests for information dated 18 August 2025 and 16 September 2025.

On 18 August 2025, the Tribunal wrote to the Landlord requesting further information to enable the application to be processed. The Tribunal received no response from the Landlord. On 16 September 2025 the Tribunal wrote again to the Landlord requesting they provide the further information by 23 September 2025, failing which the Legal Member may decide to reject the application. No response was received from the Landlord.

I have therefore concluded that it would not be appropriate to assist the Landlord to gain entry to the house in view of the Landlord's failure to cooperate with the Tribunal in ensuring the application meets the mandatory requirements for lodgment.

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

Ruth O'Hare

28 November 2025

Legal Member with delegated powers from the Chamber President
First-tier Tribunal for Scotland (Housing and Property Chamber)