

Housing and Property Chamber
First-tier Tribunal for Scotland



**Confirmation of refusal/ lack of access following a Decision to Assist the
Landlord under Section 28A(3) of the Housing (Scotland) Act 2006 ("The Act")**

Ref FTS/HPC/RE/23/4414

HOUSE AT Flat 0/3, 53 Greenhill Road, Rutherglen, G73 2ST

TENANT Mr Muhanad Ahmed

LANDLORD Mr Edward Borton, 72 William Morris Way, Swindon, SN25 2PT

**LANDLORD REPRESENTATIVE Countrywide Residential Lettings, 3rd Floor, 26
Springfield Court, Glasgow, G1 3DQ**

NAME OF AUTHORISED PERSONS

- Scott Dickie/Paula Neeson (Letting Agents, Countrywide Residential Lettings)**
- Electrical Engineer from the firm of ASD Electrical Contracts Ltd**

As the Member deciding on the above application for entry by the landlord, I confirm that attempts have been made to assist the landlord in exercising their right of entry to the house under section 181(4) of the Act.

The attempts involved the following:

-notification of the application made under section 28 A(1) on the tenant dated 2 February 2024;

-intimation on tenant and landlord of decision to assist the landlord dated 13 February 2024;

-no representations were received from tenant on the application;

-setting of a date and time by the panel member for the landlord to exercise the said right, that date and time being 20 March 2024 at 10am;

-notification by the Chamber of that date and time to the tenant and landlord on 4 March 2024

-receipt by the tenant of this notification is evidenced by Sheriff Officers Execution of Service dated 5 March 2024

-I confirm that I observed the refusal/lack of access on 20 March 2024 at 10am

I arrived at the Property at 9:40am and met Paula Neeson (Countrywide Residential Lettings) at 9:50am. At 10am I gave 6 rounds of several audible knocks on the door but there was no answer. We left the Property at 10:10am.

Leslie Forrest
Member
First-tier Tribunal for Scotland (Housing and Property Chamber)
21 March 2024