



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/23/3019

HOUSE AT 10 McMillan Street, Larkhall, ML9 1AZ

TENANT Mr James Stephenson

LANDLORD Scotleasing Ltd, 35 Albert Street, Aberdeen, AB25 1XU

LANDLORD REPRESENTATIVE GBS Lets Ltd, 82 Union Street, Larkhall, ML9 1DR

NAME OF AUTHORISED PERSONS Jordan Hotchkiss or John Scoular, Electricians, Steven Wilson Electrical Services, 2 Kings Park Road, Mount Florida, Glasgow, G44 4TU

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 10th November 2023;

intimation on tenant and landlord of decision to assist the landlord dated 10th November 2023;

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 8th April 2024 at 10 am;

notification by the Chamber of that date and time to the tenant and landlord on 11 March 2024

receipt by the tenant of this notification is evidenced by Certificate of Intimation from Walker Love, Sheriff Officers

I confirm that I observed the lack of access on 8th April 2024 I confirm that there was a lack of access on 8th April 2024

I attended the property at the scheduled time accompanied by the venue assistant Gerry O' Donnell, also in attendance was a representative from the letting agents GBS Lets Ltd, 82 Union Street, Larkhall, ML9 1DR and an Electrician from Steven Wilson Electrical Services, 2 Kings Park Road, Mount Florida, Glasgow, G44 4TU.

I gave several loud knocks on the door; this was repeated throughout the 10 minutes we remained at the door of the property. There was no response from inside the property. I remained outside the property until 11.10 there was no sign of the tenant.

On leaving the property a neighbour advised that the tenant had moved away and had not been at the property for several months. The representative from the letting agent was advised to make further enquires before reverting back to the Tribunal, the Tribunal will then decide if it still appropriate to continue assistance.

E Dickson

E Dickson
Member
First-tier Tribunal for Scotland (Housing and Property Chamber)
15 April 2024