



**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/24/1567**

**HOUSE AT 1/1, 19 George Street, Paisley, PA1 2LB**

**TENANT Miss Emma Reynolds**

**LANDLORD Mr Steven Harrigan, Mr Margaret Harrigan, 288 Glasgow Road, Paisley, PA1 3DP; 288 Glasgow Road, Paisley, PA1 3DP**

**LANDLORD REPRESENTATIVE Martin & Co Paisley, Unit 4, 21 Underwood Road, Paisley, PA3 1TQ**

**Michael Nickleson (Gasman Energy) contractor authorized to conduct Gas Safety check.**

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 14 May 2024;

intimation on tenant and landlord of decision to assist the landlord dated 14 May 2024;

no representations were received from tenant on the application;

consideration of further information in the form of the Landlord Representative's availability for access to the property at 1/1, 19 George Street, Paisley, **PA1 2LB**

setting of a date and time by the panel member for the landlord to exercise the said right, that date and time being Wednesday 3 July 2024 at 10.00 am;

notification by the Chamber of that date and time to the tenant and landlord on 14 June 2024;

receipt by the tenant of this notification is evidenced by the Sheriff Officers Notification of 20 June 2024.

I confirm that I observed the lack of access on Wednesday 3 July 2024 at 10.00 am.

The Tribunal Member met the Landlord's Representative (Mr. Curran of Martin & Co.) outside the property and entered the common close at 10.00 am. The doorbell and letterbox of the property were used to alert the tenant to the fact that we were at the door of the property but no-one answered the door. We waited for a further ten minutes but as the tenant did not respond we then left.

M Lyden  
Tribunal Member  
First-tier Tribunal for Scotland (Housing and Property Chamber)  
9 July 2024