



**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/24/1706**

**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**

**NAME OF AUTHORISED PERSON: Dale Greig of Greig's Electrical**

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 by email on the 9 April 2024;

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

no representations were received from tenant on the application;

consideration of further information in the form of property access dates provided by the landlord's representative on 25 June 2024;

setting of a date and time by the panel member for the landlord to exercise the said right, that date and time being Thursday 8 August 2024 at 10.00 am;

notification by the Chamber of that date and time to the tenant and landlord on 18 July 2024.

I confirm that I observed the lack of access at 10.00am on 8 August 2024.

I attended the scheduled access on the morning of 8 August 2024 at 10.00 am and was met outside the above premises at 19 George Street by the electrician from Greig Electrical (Dale Greig) and Mr Curran from Martin & Co letting agents.

The purpose of this access was to carry out the Portable Appliance Testing or PAT Testing and the EICR (Electrical Installation Condition Report) which was overdue and must be carried out every five years.

We were unable to gain access, despite ringing the doorbell and knocking several times. We waited until 10.10 am before leaving.

There is also a separate Right of Entry case relating to this property (RE/24/1567) and concerns the overdue Annual Gas Safety check, which was scheduled for access on 3 July 2024, and was unsuccessful.

Mrs. M. Lyden  
Tribunal Member  
First-tier Tribunal for Scotland (Housing and Property Chamber)  
21 August 2024