

**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/24/4119**

**HOUSE AT Flat 0/2, 38 Aberfoyle Street, Glasgow, G31 3RS**

**TENANT Miss Millie Squires**

**LANDLORD Mrs Kathleen O'Neill, Mr John O'Neill, 37 Belhaven Park, Muirhead,  
Glasgow, G69 9FA; 37 Belhaven Park, Muirhead, Glasgow, G69 9FA**

**NAME OF AUTHORISED PERSON:**

**Frankie McKeown  
Steadfast Gas Services Ltd  
Finnieston Business Park  
Minerva Way  
Glasgow G3 8AU**

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 3 September 2024.

intimation on tenant and landlord of decision to assist the landlord dated 28 February 2025;

no representations were received from tenant on the application;

consideration of further information in the form of availability dates provided by the landlord to arrange the scheduled access date:

setting of a date and time by the Tribunal Member for the landlord to exercise the said right, that date and time being 7 May 2025 at 10.00 am;

I confirm that I observed the refusal/lack of access on Wednesday 7<sup>th</sup> May 2025 at 10.00 am.)

(The Tribunal Member met the landlords (Mr. and Mrs. Oneill) and their Gas Safety Engineer at the property and knocked several times on the front door to the flat but were unable to gain access. Mr. Oneill advised that they had been unable to gain access to the flat since February 2024 and now all of the Safety Certificates for the property were now out of date including the Annual Gas Safety Certificate.)

# M Lyden

Tribunal Member  
First-tier Tribunal for Scotland (Housing and Property Chamber)  
18 May 2025