

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/24/4029

HOUSE AT 49 Baptie Place, Bo'ness, EH51 0NN

TENANT Ms Candice Hart

LANDLORD Mr Craig Mccorrison, 14 Sheriffs Park, Linlithgow, EH49 7SS

LANDLORD REPRESENTATIVE Landlord representing himself

**NAME OF AUTHORISED PERSON- RW Electrical and British Gas
representatives**

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 21 March 2025

intimation on tenant and landlord of decision to assist the landlord dated March 21 2025;

no representations were received from tenant on the application;

no further information was received or considered

setting of a date and time by the panel member for the landlord to exercise the said right, that date and time being May 15 2025 at 1100;

notification by the Chamber of that date and time to the tenant and landlord on 30 April 2025 and service of papers on tenant by sheriff officer on May 1 2025

receipt by the tenant of this notification is evidenced by confirmation of service by sheriff officer showing service on May 1 2025 at 3.23pm

I confirm that I observed the refusal/lack of access on May 15 2025.

On May 15 2025 I attended at the Property, a terraced house, where I was met by the Landlord and Owner, Mr Mccorrison; also present was a Venue Assistant..No access was provided; the property was clearly occupied, gas boiler was working and some windows were open.

Mr Mccorrison advised that he had not been able to arrange for RW Electrical and British Gas representatives to attend on this day. Mr Mccorrison also advised that in a separate action, the Housing and Property First Tier Tribunal had recently granted decree for eviction as he wished to sell the Property; his understanding is that the 30 day appeal period will conclude in the week of May 26 2025. In view of this, the tribunal member asked that Mr Mccorrison email the tribunal administration with an update by 1700 on May 30 2025; pending this response no further action on right of entry application.

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