

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/24/5797

HOUSE AT	1 Pottery Cottage, Coalhall, KA6 6ND
TENANT	Mr Simon Ash
LANDLORD	Mrs Joanna Madeline Ethel Bresland, Mr Maurice Bresland, 16 Byron Close, Enderby, Leicester, LE19 4QB; 16 Bryson Close, Enderby, Leicester, LE19 4QB
LANDLORD REPRESENTATIVE	Limegreen Estate Agents Ltd, 14 The Cross, Prestwick, KA9 1AJ
NAME OF AUTHORISED PERSON	Malcolm Irving, Limegreen Scott Crainie, Limegreen Declan Brickell (Electrician) Gas engineer, O'Neil Gas Services

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:

intimation on tenant and landlord of decision to assist the landlord both dated 30 June 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 Monday 11 August 2025 at 11.00pm;

notification by the Chamber of that date and time to the tenant and landlord both dated 18 July 2025;

receipt by the tenant of this notification is evidenced by a Sheriff Officer's Certificate of Intimation confirming service on the tenant on 18 July 2025;

I confirm that I observed the refusal/lack of access on 11 August 2025.

On 11 August 2025 I personally attended at the Property at 11.00am along with three of the authorised persons. Despite giving several loud and repeated knocks on the door of the Property and shouting through the door there was no response from within.

G Laurie

Gordon Laurie
Member
First-tier Tribunal for Scotland (Housing and Property Chamber)
13 August 2025