

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/24/5632

HOUSE AT 104 Cairns Road, Cambuslang, Glasgow, G72 8QD

TENANT Ms Alison Hardie

LANDLORD Mr Brian Gilmour, 3 Brownside Avenue, Cambuslang, Glasgow, G72 8BL

LANDLORD REPRESENTATIVE Indigo Square Property Ltd, 42 Holmlea Road, Glasgow, G44 4AL

**NAME OF AUTHORISED PERSON Contractor/Gas Engineer, Stewart Auld
Plumbing and Gas, saplumbingandgas@live.co.uk
Val West, Director, Indigo Square Property Ltd**

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 20 May 2025;

intimation on tenant and landlord of decision to assist the landlord dated 20 May 2025;

no representations were received from the tenant on the application;

setting of a date and time by the panel member for the landlord to exercise the said right, that date and time being 25th July at 10am;

notification by the Chamber of that date and time to the tenant and landlord on 12 June 2025;

receipt by the tenant of this notification is evidenced by a Certificate of Intimation from Walker Love, Sheriff Officers;

I confirm that I observed the lack of access on 25th July at 10 am.

I attended the property at the scheduled time, also in attendance were Mr.Saeed, venue assistant, Val West, Director, Indigo Square Property Ltd and a Gas Engineer from Stewart Auld Plumbing and Gas

I proceeded to the property at 10 am and gave several loud audible knocks on the door and there was no response. I repeated this several times until 10.10am, I remained in the vicinity of the property until approximately 10.15. There was no evidence or indication that anyone was in the property.

E Dickson

E Dickson

Member

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

28th July 2025