

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/25/0890

HOUSE AT 2F1, 8 Wardlaw Street, Edinburgh, EH11 1TS

TENANT Miss Courtney Mackintosh

**LANDLORD Mr Cameron Burt, Mrs Nicola Burt, 31 Howdenhall Court,
Edinburgh, EH16 6UZ; 31 Howdenhall Court, Edinburgh, EH16 6UZ**

**LANDLORD REPRESENTATIVE Albany Lettings, 168 Bruntsfield Place,
Edinburgh, EH10 4ER**

**NAME OF AUTHORISED PERSON :- Albany lettings- Martin Peters and Andrew
Williams, Landlord – Cameron Burt. Allied Trade Ltd, 0131 667 1892, Grant
Walker.**

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 26 February 2025;

intimation on tenant and landlord of decision to assist the landlord dated 6 July 2025

consideration of representations from tenant on the application received on 7 July 2025

consideration of further information in the form of 15 September and 18 September 2025

setting of a date and time by the panel member for the landlord to exercise the said right, that date and time being 6 July 2025

notification by the Chamber of that date and time to the tenant and landlord on 18 August 2025 by Sheriff Officers

I confirm that I observed the refusal/lack of access on 18 September 2025

The tenant was in the property behind the door but would not allow access.

This was witnessed by myself, the landlord Cameron Burt, Albany lettings staff members Martin Peters and Andrew Williams, Allied Trade Ltd staff member Grant Walker. The venue assistant Mr Ali.

As there was concern the letting agents were arranging a police welfare visit that day.

H P Barclay

Helen P Barclay

24 September 2025

Member

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