



**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/24/5488

HOUSE AT 6 Philorth Avenue, Fraserburgh, AB43 9YP

TENANT Mrs Elizabeth Goodbrand

LANDLORD Miss Elaine Campbell, 22 Witchhill Road, Fraserburgh, AB43 9NU

NAME OF AUTHORISED PERSON

**Alexander Stephens, Harbour Road, Fraserburgh, AB43 9TB
Gas Safety Engineer, Scottish Gas**

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 31.7.25;

intimation on tenant and landlord of decision to assist the landlord dated 31.7.25;

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 30.10.25 at 12.00 noon;

notification by the Chamber of that date and time to the tenant and landlord on 7.10.25

I confirm that I observed the refusal/lack of access on 30.10.25 at 12.00. I have suggested another way forward with this case and will give Mrs Goodbrand a chance to respond before taking further action if necessary. .

E Williams

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