



**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/25/1469**

<b>HOUSE AT</b>	<b>11 Scotia Gardens, Hamilton, ML3 8XA</b>
<b>TENANT</b>	<b>Mr Luke Wellford</b>
<b>LANDLORD</b>	<b>Mr Allan Frame, Mrs Elizabeth Frame, North Quarter, Quarter, Hamilton, ML3 7XQ; North Quarter, Quarter, Hamilton, ML3 7XQ</b>

**NAME OF AUTHORISED PERSON(S)** **Mr Allan Frame, Mrs Elizabeth Frame**

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 dated 25 August 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 10.30am on 20 November 2025;

notification by the Chamber of that date and time to the tenant and landlord on 5 November 2025;

receipt by the tenant of this notification is evidenced by Sheriff Officer Certificate of Intimation dated 6 November 2025.

I confirm that I observed the refusal/lack of access on 20 November 2025. On that date I personally attended at the Property at the appointed time of 10.30am in the presence of the Authorised Persons. Despite giving several loud and repeated knocks at the door of the Property and shouting through the door and letterbox there was no response from within the Property and no sound or other evidence of anyone present within the Property at that time.

# G Laurie

Gordon Laurie

Member

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

21 November 2025