

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/25/0635

HOUSE AT 0/2 27 Plean Street, Glasgow, G14 0YH

TENANT Miss Rebecca Meehan, Mr Nathan Stewart

LANDLORD Mrs Margaret Moore, Mr John Moore, 13 Crichton Avenue, Chester Le Street, Co Durham, DH3 3ND; 13 Crichton Avenue, Chester Le Street, Co Durham, DH3 3ND

LANDLORD REPRESENTATIVE C/O 1-2-Let, 104 Bellgrove Street, Glasgow, G31 1AA

NAME OF AUTHORISED PERSON Christopher McIntyre (Gas Engineer) 3/2 26 Queen Elizabeth Gardens, New Gorbals, G1 0RU

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 13th August 2025;

intimation on tenant and landlord of decision to assist the landlord dated 13th August 2025;

no representations were received from 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 6th November 2025;

notification by the Chamber of that date and time to the tenant and landlord on 27th October 2025

receipt by the tenant of this notification is evidenced by Certificate of Intimation from Walker Love, Sheriff Officers dated 27th October 2025

I confirm that I observed the lack of access on 6Th November 2026 at 10 am

I attended the property at the scheduled time and was met by the letting agent, who advised that the tenant had just emailed at 9.08 to state *"Im on annual leave as of yesterday and won't be in Glasgow until Saturday... I only seen your email this morning."* However, notification of the date and time were served on both tenants by Sheriff Officers on 27th October 2025, prior to the start of the tenant's annual leave.

E Dickson

Elizabeth Dickson

Member

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

13th November 2025