

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/25/1369

HOUSE AT 190 High Street, Leslie, Fife, KY6 3DB

TENANT Mr John McMurdo

LANDLORD Mr Alan Stacey, 21 Brittany Court, New Church Road, Hove

**LANDLORD REPRESENTATIVE Fife Letting Service, 119 Victoria Road,
Kirkcaldy, Fife, KY1 1DS**

**NAME OF AUTHORISED PERSON Chris Swain, Fife Letting Service, Darren
Miller BR Gas Services.**

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 28/7/2025

intimation on tenant and landlord of decision to assist the landlord dated 28/7/2025

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 26th September 2025 at 9.30. (First attempt).

notification by the Chamber of that date and time to the tenant and landlord on 18/8/2025

receipt by the tenant of this notification is evidenced by C.O.I by Sheriff Officer

I confirm that I observed the refusal/lack of access on September 26th 2025 at 9.30. We knocked on the door twice at ten minute intervals and no-one was observed at or close by the property

Setting of a second date and time by the panel member for the landlord to exercise the said right, that date and time being 3rd December 2025 at 9.00.

Notification by the Chamber of that date and time to the tenant and landlord on 12th November 2025.

Receipt by the tenant of this notification is evidenced by C.O.I by Sheriff Officer

I confirm that I observed the refusal/lack of access on December 3rd 2025 at 9.0. We knocked on the door twice at ten minute intervals and no-one was observed at or close by the property.

J Heppenstall

19/12/2025

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