



**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/25/2704**

**HOUSE AT 12 North Square, Coatbridge, ML5 2HB**

**TENANT Miss Kirsty Jeffrey**

**LANDLORD HC2M Properties, 36 Bluebell Wynd, Wishaw, ML2 0PS**

**LANDLORD REPRESENTATIVE HC2M Properties, 10 Sunnyside Road, Coatbridge, ML5 3DG**

**NAME OF AUTHORISED PERSON**

**Stephen O’Hear, Manager, HC2M Properties, 10 Sunnyside Road, Coatbridge, ML5 3DG**

**Jean Young, Property Consultant HC2M Properties, 10 Sunnyside Road, Coatbridge, ML5 3DG**

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 12 January 2026;

intimation on tenant and landlord of decision to assist the landlord dated 12 January 2026;

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 18 March 2026 at 10:00

notification by the Chamber of that date and time to the tenant and landlord on 27 February 2026;

receipt by the tenant of this notification is evidenced by Certificate of Intimation from Sheriff Officers;

I confirm that I observed the refusal/lack of access on 18 March 2026 at 10:00

I attended the property at the scheduled time, also in attendance were Mr.Abas , venue assistant, Stephen O'Hear, Manager, HC2M Properties and Jean Young, Property Consultant HC2M Properties;

I proceeded to the property at 10 am and gave several loud audible knocks on the door and there was no response. I repeated this several times I remained in the vicinity of the property until approximately 10.15. There was no evidence or indication that anyone was in the property.

# E Dickson

E Dickson

Member

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

23<sup>rd</sup> March 2026