



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/25/4175

HOUSE AT 61 Craigswood, Livingston, West Lothian, EH54 5ER

TENANT Miss Tammy Galloway

LANDLORD Mrs Fiona Dyson, Mr Matthew Thomas Dyson, 2 Bonaly Lane, Livingston, EH54 9FX; 2 Bonaly Lane, Livingston, EH54 9FX

LANDLORD REPRESENTATIVE

None

NAME OF AUTHORISED PERSON <AUTHORISEDPERSONNAME>

Mrs Fiona Dyson and Mr Matthew Thomas Dyson to carry out property inspection.

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 March 2026;

intimation on tenant and landlord of decision to assist the landlord dated 31 March 2026;

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 11 May 2026 at 11am ;

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

23 April 2026

receipt by the tenant of this notification is evidenced by Certificate of Service from Sheriff Officers dated 23 April 2026;

I confirm that I observed the refusal/lack of access on 11 May 2026 at 11am. (The property appeared to be occupied with an upstairs window open, the Landlord confirmed that they have been advised that the Respondent is still occupying the property. Damage to walls in the hallway could be seen through the letterbox).

SANDRA BRYDON

4 June 2026

Tribunal Member

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