



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/25/4188

HOUSE AT 2/4 Union Street, Hawick, TD9 9LF

TENANT Mr Quintin Anderson

LANDLORD RGR Assets Ltd, 69 Lilacwynd, Glasgow, G72 7GH

LANDLORD REPRESENTATIVE Lowrie Property Ltd, 4 Towerknowe, Hawick, TD9 9DQ

**Sophie Reilly Lettings Manager, Lowrie Property Ltd and
Graeme Brown Electrician of Graeme Brown**

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 25 March 2026;

intimation on tenant and landlord of decision to assist the landlord dated 25 March 2026 served by Sheriff Officers, 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 14 May 2026 at 1100;

notification by the Chamber of that date and time to the tenant and landlord on 15 April 2026

receipt by the tenant of this notification is evidenced by confirmation of service by Sheriff Officer on 16 April 2026 at 11.05

I confirm that I observed the lack of access on 14 May 2026. I confirm that on the basis of the information received since the scheduled date, that there was a lack of access on 14 May 2026

On 14 May 2026 I noted that the property is a 2nd floor flat accessed by a stair case which narrows after the first floor on which other properties are located; the entrance to the property is very close to the neighbouring second floor flat

Access to the property is required for the purpose of viewing its state and condition and carrying out any work necessary , specifically fuse board replacements, EICR and legionnaires risk assessment

E. Shand
Tribunal Member
First-tier Tribunal for Scotland (Housing and Property Chamber)
19 May 2026