



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/26/0042

HOUSE AT 3A Lochlibo Court, Girdle Toll, Irvine, KA11 1RE

TENANT Mr Graham Clark

LANDLORD AY Investments Ltd, 10 Piersland Place, Girdle Toll, Irvine, KA11 1QF

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 8th April 2026;

intimation on tenant and landlord of decision to assist the landlord dated 8th April 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 20th May 2026 at 11.30;

notification by the Chamber of that date and time to the tenant and landlord on 29th April 2026

receipt by the tenant of this notification is evidenced by Certificate of Intimation from Walker Love, Sheriff Officers

I confirm that I observed the refusal of access on 20th May 2026 at 11.30

I arrived at the property at 11.20 accompanied by venue assistants Mr Ali Raza Manzoor and Mr M Saqib. The landlord’s representative Mr Davinder Summel was already at the property. As I started to proceed to the property the tenant arrived

around 11.25 in a Police car. He asked who we were and started filming me on his mobile phone, I explained who I was from and asked him to stop filming, he refused and continued to film me without my consent. He informed me that no one was getting in without a warrant. At that point I left the vicinity of the property.

Elizabeth Dickson
Tribunal Member
First-tier Tribunal for Scotland (Housing and Property Chamber)
25th May 2026