

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/26/1026

HOUSE AT 17 Cathcart Place 1F3, Edinburgh, EH11 2HF

TENANT Mr Jeerzy Gardziel

**LANDLORD Mr David Low, Mrs Eileen Low, 11 Avenel, Edinburgh, EH4 6GX; 11
Avenel, Edinburgh, EH4 6GX**

**LANDLORD REPRESENTATIVE Watt Property, Unit 2, 5A Giles Street,
Edinburgh, EH6 6DJ**

**Nick of NAC Plumbing and Heating
Angela Watt of Angela Watt Property
David Low Landlord**

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 4 June 2026;

intimation on tenant and landlord of decision to assist the landlord dated 25 June 2026; served by Sheriff Officers on 29 June 2026

no representations were received from tenant on the application

consideration of further information in the form of email from LL representative dated July 29 2026 providing further information about attempts to obtain access and advising that tenant had changed locks on Property.

setting of a date and time by the panel member for the landlord to exercise the said right, that date and time being 5 August 2026 at 10.30am;

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

receipt by the tenant of this notification is evidenced by certificate of intimation by Sheriff Officer, with service confirmed by depositing in a sealed envelope at Property address on 16 July 2026 at 0935

I confirm that I observed the refusal/lack of access on 5 August 2026

This is a first floor flat within a tenement stair, with 3 flats per landing.

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