

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/23/2073

HOUSE AT 11 Sinclair Drive, Bellshill, ML4 2SX

TENANT Mr Raymond Keogh

**LANDLORD Mr Liam Brindle, 4 Dundrennan Drive, Chapelhall, Airdrie, ML6
8GT**

**LANDLORD REPRESENTATIVE Jewel Homes Ltd, Atrium Business Centre,
North Caldeen Road, Coatbridge, ML5 4EF**

NAME OF AUTHORISED PERSONS

-Vikki McGuire (Lettings Manager, Jewel Homes)

-Liam Brindle (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 26 June 2023;

intimation on tenant and landlord of decision to assist the landlord dated 21 July 2023;

consideration of representations from tenant on the application received on 3 August 2023 wherein he agreed to allow Right of Entry to be exercised on 31 August 2023 at 9:30am;

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 31 August 2023 at 9:30am;

notification by the Chamber of that date and time to the tenant and landlord on 10 August 2023;

receipt by the tenant of this notification is evidenced by email sent from the Tribunal Administration;

I confirm that on the basis of the information received since the scheduled date, that there was a refusal of access on 31 August 2023;

The Landlord's Representative contacted the Tenant by email on 30 August 2023 to confirm the appointment for entry and the Tenant responded refusing access and stating his understanding that this may lead to the Landlord's Representative making further representations to the Tribunal. Such email has been forwarded to the Tribunal by the Landlord's Representative and reviewed by me.

Leslie Forrest
Member
First-tier Tribunal for Scotland (Housing and Property Chamber)
4 September 2023