



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/21/1752

HOUSE AT: 67 Glengarriff Road,
Bellshill,
ML4 1LF

TENANT: Ms Paula Buckley

LANDLORD: Mrs Elizabeth Doyle,
75 Cochrane Street,
Bellshill, ML4 3EE

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 her 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. Sent to the tenant on 20 August 2021.
- Intimation on tenant and landlord of decision to assist the landlord, dated 17 August 2021. Sent to the tenant on 20 August 2021.
- On 26 August 2021, the landlord suggested suitable date for access. The date was intimated to the tenant by letter of 30 August 2021.
- No representations have been received from tenant on the application. A letter confirming the lack of representations was sent to the tenant on 07 September 2021.
- Setting of a date and time by the panel member for the landlord to exercise the said right of entry. That date and time being 30 September 2021 at 10am.
- Notification by the Chamber of that date and time to the tenant and landlord on 14 September 2021.

- Email from the landlord on 30 September 2021 intimating that access was not granted. The landlord intimated that she personally attended the property on 30 September at 10am and observed that all the blinds were down, and the kitchen light was on. The landlord has stated that she chapped the door repeatedly and waited. She further states that she went around to the back door but there was still no answer.
- A copy of the information provided by the landlord was sent to the tenant on 04 October 2021. No response from the tenant has been received.

On the basis of the information available to me, it is reasonable to conclude that there was a lack of access on 30 September 2021 at 10am.

C M Campbell

Colin M. Campbell

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

05 October 2021