



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/22/0855

HOUSE AT 1F1 107 Broughton Road, Edinburgh, EH7 4EG

TENANT Miss Sharon Macleod

LANDLORD Castle Rock Edinvar, 1 Hays Avenue, Edinburgh, EH16 4RW

LANDLORD REPRESENTATIVE Touchstone Property Management, The Hays Business Centre, 4 Hay Avenue, Edinburgh, EH16 4RW

NAME OF AUTHORISED PERSON Gerry Waddell, Glenvale Joinery Ltd, Reg address 12 Greenlaw Drive, Paisley, PA1 3RU. NICEIC reg no 06117611000

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 13 October 2022;

intimation on tenant and landlord of decision to assist the landlord dated 13 October 2022;

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 28 November 2022 at 11 am;

notification by the Chamber of that date and time to the tenant and landlord on 10 November 2022;

receipt by the tenant of this notification is evidenced by Certificate of Intimation from Sheriff Officer;

I confirm that I observed the refusal/lack of access on 28th November 2022 at 11 am.

I attended the property at the arranged time accompanied by Landlord's Representative Donovan Hlabangana, Senior Property Manager, Touchstone Property Management, and the Venue Assistant Peter Bolton, the contractor was delayed in traffic.

I gave several loud knocks on the door; this was repeated throughout the 10 minutes we remained at the door of the property. There was no response from inside the property. I remained outside the property until 11.15 there was no sign of the tenant.

E Dickson

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Member

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

28th November 2022