



**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/22/0808**

**HOUSE AT 268 Kersiebank Avenue, Grangemouth, FK3 0BS**

**TENANT Mr Andrew Weasenham, Miss Hannah Mary Sinclair**

**LANDLORD Mr George Ronaldson, c/o Taylor William Lettings, 108A Main  
Street, Larbert, FK5 3AS**

**LANDLORD REPRESENTATIVE Taylor William Letting, 108A Main Street,  
Larbert, FK5 3AS**

**NAME OF AUTHORISED PERSON David Smith, Director/Electrician, Property  
Electrical Services, West Plean Cottage, Stirling FK7 8AS  
Nicole Menzies, Director/Gas Engineer, N&O Gas Services, 42 Sterling Street,  
Denny FK6 6DJ**

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 6<sup>th</sup> July 2022;

intimation on tenant and landlord of decision to assist the landlord dated 6<sup>th</sup> July 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 18<sup>th</sup> August 2022 at 11 am;

notification by the Chamber of that date and time to the tenant and landlord on 26<sup>th</sup> July 2022

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

I confirm that I observed the lack of access on 18<sup>th</sup> August at 11 am.

I attended the property at the arranged time accompanied by Mr Gerry O'Donnell the Venue Assistant, also in attendance was Mr Smith, Electrician and Ms Menzies, Gas Engineer. Representatives from the letting agents also attended at the property but remained in the entrance to the common close and did accompany me to the property door.

I gave several loud audible knocks on the door; this was repeated throughout the 10 minutes I remained at the door of the property. I thought I hear some noise from the property so I also called through the letter box. There was no response from inside from the property. I then remained outside the common property until 11.15 there was no sign of the tenants.

E Dickson  
Member  
First-tier Tribunal for Scotland (Housing and Property Chamber)  
19<sup>th</sup> August 2022