

**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/23/0791**

**HOUSE AT 4 Gael Street, Greenock, PA16 7JJ**

**TENANT Miss Roisin Blaney**

**LANDLORD Mr Martin Power, c/o Neil Clerk Estate Agents, 60 West Blackhall  
Street, Greenock, PA15 1UY**

**LANDLORD REPRESENTATIVE Neill Clerk Estate Agents, 60 West Blackhall  
Street, Greenock, PA15 1UY**

**NAME OF AUTHORISED PERSONS;**

- A representative from Neill Clerk Estate Agents (Mr Derek Reid)**
- Liam Martin (gas engineer)**
- Representative from Gasman Energy (electricians)**

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 June 2023;
- intimation on tenant and landlord of decision to assist the landlord dated 21 June 2023;
- no representations were received from tenant on the application;
- 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 2 August 2023 at 10am;

-notification by the Chamber of that date and time to the tenant and landlord on 11 July 2023

-receipt by the tenant of this notification is evidenced by delivery of said notice by Sheriff Officers;

-I confirm that I observed the lack of access on 2 August 2023

Having arrived at the property before 10am accompanied by a Venue Assistant, I gave six audible knocks on the door at 10am in the presence of Mr Derek Reid of Neill Clerk Estate Agents. There was no reply to repeated rounds of knocks of the door and I left the property at 10:10am

L Forrest

Leslie Forrest

Member

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

3 August 2023