

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/19/3517

HOUSE AT 4 Terrace Cottage, Auchlunies, Blairs, Aberdeen, AB12 5YS

TENANT Miss Judith Smith

LANDLORD The James Gray Nicol Trust, 121 George Street, Edinburgh, EH2 4YN

LANDLORD REPRESENTATIVE Atholls, Chartered Surveyors, 3 Carden Place,
Aberdeen, AB10 1US

NAME OF AUTHORISED PERSONS Mr A.S. Wallace, Estate Agent, Atholls, 3 Carden
Place, Aberdeen, AB10 1US and Mr M.A. Wright, Mile End Electrical, 59 Osborne Place,
Aberdeen, AB25 2BX

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 28A(1) on the Tenant dated 31 October 2019

intimation on Tenant and Landlord of decision to assist the Landlord of 21 November 2019

no representations were received from the Tenant on the application and no further information
was received or considered

setting of a date and time by the Member for the Landlord to exercise the said right, the date and
time being 10am on 7 January 2020

notification by the Chamber of the date and time to the Tenant and Landlord on 18 December
2019

I confirm that I observed the refusal of access on 7 January 2020

M Scott

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

13 January 2020