



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/23/3606

HOUSE AT 20B (Upper Right), Salisbury Street, Kirkcaldy, KY2 5HN

TENANT Mr Christopher Easson

LANDLORD Mr Alex Jarrett, Mrs Shona Jarrett, 8 Old Edinburgh, Boarhills, Fife, KY16 8PZ; 8 Old Edinburgh, Boarhills, Fife, KY16 8PZ

PERSON THE LANDLORD INTENDS TO AUTHORISE TO ENTER THE HOUSE (IF ANY)

- 1. Window/ door replacement: Fife Windows and Doors, Unit 12, Eastfield Business Park, Newark Road South, Glenrothes, KY7 4NS**
- 2. Electrical Safety Inspection and Legionnaires Test: Cowey Electrical Engineering 10 Merlin Drive Dunfermline KY11 8RX**

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:

intimation on tenant and landlord of decision to assist the landlord dated 9 January 2024;

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 Tuesday 13 February 2024 at 10.30am

consideration of further information in the form of letters from the Landlord detailing further access attempt on 27 February 2024 which failed and confirmation from the Landlord that he has carried out checks which confirm that the tenant is still resident in the property,

notification by the Chamber of that date and time to the tenant and landlord on 2 February 2024

I confirm that I observed the refusal/lack of access on 13th February 2024 at 10.30am,

The Landlord has made several attempts to arrange access providing the tenant with adequate notice. The tenant has failed to engage and cooperate with the Landlord and the Tribunal.

S Brydon

9 April 2024

Member

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