

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/21/0830

HOUSE AT 53 Townhead Road, Coatbridge, ML5 2HT

TENANT Mr Peter Bennett

LANDLORD Mr John Sexton, 13 Balfron Crescent, Hamilton, ML3 9UH

LANDLORD REPRESENTATIVE Select Premier Letting LTD, 3 Stewartun Street, Wishaw, ML2 8AA

NAME OF AUTHORISED PERSON

Mr Thomas Dobbin, Letting Agent

Mr Allan Beatie, Gas & Heating Engineer

Mr Gary Campbell, Electrician

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 X10th May 2021;

intimation on tenant and landlord of decision to assist the landlord dated 8th May 2021

consideration of representations from tenant on the application received on 21st May 2021, 15th June 2021

consideration of representations from tenant on the application received 25th May 2021, 17th June 2021

consideration of further information in the form of the Title Deeds for the property Ref. No. LAN7529, and the Scottish Landlord Register

setting of a date and time by the panel member for the landlord to exercise the said right, that date and time being 17th August 2021 at 10 am

notification by the Chamber of that date and time to the tenant and landlord on 29th July 2021 by email to the Landlord and by email and Recorded Delivery to the Tenant on 29 July 2021 – RD code - NL668965092GB

receipt by the tenant of this notification is evidenced by Royal Mail proof of delivery slip tracking number NL668965092GB

I confirm that on the basis of the information received since the scheduled date, that there was a refusal/lack of access on 17th August 2021

E Dickson

E Dickson

Member

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

6th August 2021