



**Notice in terms of Section 28A(5) of a Decision to Assist the Landlord under
Section 28A(3) of the Housing (Scotland) Act 2006 (“The Act”)**

Ref FTS/HPC/RE/24/1706

HOUSE AT 1/1, 19 George Street, Paisley, PA1 2LB

TENANT Miss Emma Reynolds

**LANDLORD Mr Steven Harrigan, Mr Margaret Harrigan, 288 Glasgow Road,
Paisley, PA1 3DP; 288 Glasgow Road, Paisley, PA1 3DP**

**LANDLORD REPRESENTATIVE Martin & Co Paisley, Unit 4, 21 Underwood
Road, Paisley, PA3 1TQ**

**GREGGS ELECTRICAL CONTRACTOR TO CARRY OUT PERSONAL
APPLIANCE TESTING (PAT TESTING) AND AN EICR (ELECTRICAL
INSTALLATION CONDITION REPORT)**

Please note that your landlord has advised that the certificates for the above have now expired.

As the Member allocated to decide on the application made by the landlord for entry to the property detailed above, I have considered the application paperwork. This comprises documents received on/between 16 April 2024 and 2 May 2024. I have concluded that no further information is required before a decision in terms of Section 28A(3) of the Act can be made and have decided to assist the landlord in exercising their right of entry to the house.

The landlord is seeking entry for the purpose of:

carrying out work necessary to comply with the landlord’s duty in section 14(1)(b) of the Housing (Scotland) Act 2006 (the Repairing Standard Duty)

I am now seeking to arrange a suitable time for the landlord to exercise their right of entry under Section 181(4). A form is enclosed for all parties to supply suitable dates (with times if appropriate) to me, and it should be returned within 14 days beginning with the date of receipt of this notice.

If the tenant fails or refuses to respond within the period given above, or fails to agree a suitable date and time for the landlord to exercise their right of entry, then I may fix a date and time for the landlord to enter.

The tenant may, within the period given above, make representations in writing to the member as to why it is inappropriate or unnecessary for the landlord to exercise the landlord's right of entry under section 181(4). The tenant will receive with this notice a form to complete for the purpose of supplying representations. If representations are made by the tenant I will consider these and advise both parties of my decision.

Mary Lyden
Tribunal Member
First-tier Tribunal for Scotland (Housing and Property Chamber)
11 June 2024