



**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/24/4119

HOUSE AT Flat 0/2, 38 Aberfoyle Street, Glasgow, G31 3RS

TENANT Miss Millie Squires

**LANDLORD Mrs Kathleen O'Neill, Mr John O'Neill, 37 Belhaven Park, Muirhead,
Glasgow, G69 9FA; 37 Belhaven Park, Muirhead, Glasgow, G69 9FA**

PERSON THE LANDLORD INTENDS TO AUTHORISE TO ENTER THE HOUSE:

**Frankie McKeown, Steadfast Gas Services LTD
Pavillion 2
Finnieston Business Park
Minerva Way
Glasgow G3 8AU**

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 5 September 2024 and 21 January 2025. 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:

viewing its state and condition for the purpose of determining whether the house meets the Repairing Standard **and** to carry out the Annual Gas Safety check which is overdue.

In addition, your landlord is required to carry out a Legionella risk assessment on your property at least every two years and this is also now overdue.

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.

M Lyden

Mrs. Mary Lyden
Tribunal Member
First-tier Tribunal for Scotland (Housing and Property Chamber)
28 February 2025