



**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/23/0188

HOUSE AT: Flat 12, 64 Dean Street,
Kilmarnock, KA3 1AG

TENANT: Mr Cameron Campbell

LANDLORD: Mr Duncan Vaux,
250 Myton Road,
Warwick, CV34 6PT

**LANDLORD'S
REPRESENTATIVE:** Happy Lets Limited,
56 Cadzow Street,
Hamilton, ML3 6DS

**PERSONS THE LANDLORD
INTENDS TO AUTHORISE
TO ENTER THE HOUSE:** (1) Mrs Lesley Ann Barclay,
Branch Manager,
Happy Lets Limited,
(Address as above).

(2) Another employee of Happy Lets Limited
to accompany Mrs Barclay.

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 comprising documents received between 19 January 2023 and 06 February 2023.

I have concluded that no further information is required before a decision in terms of Section 28A (3) of the Act can be made. I have decided to assist the landlord in exercising his right of entry to the house.

The landlord is seeking entry to the property for the purpose of:

- **viewing its state and condition for the purpose of determining whether the house meets the repairing standard.**

I am now seeking to arrange a suitable time for the landlord to exercise his right of entry under Section 181(4).

A form is enclosed for all parties to supply suitable dates (with times, if appropriate) to me. It should be returned within 14 days beginning with the date of receipt of this notice.

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

The tenant may, within the period given above, make representations in writing to me as to why it is inappropriate or unnecessary for the landlord to exercise his 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 the tenant make representations, I will consider these and advise all parties of my decision.

Colin M. Campbell

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

07 February 2023