



**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/22/1578

HOUSE AT: Flat 1/2, 43 Mannering Court,
Glasgow, G41 3QH

TENANT: Mr John Thomson

LANDLORDS: Mr Brian Smith and Mrs Catherine Smith,
Glendevon,
7 Kirkburn Drive,
Strathblane, G63 9EE

**PERSONS THE LANDLORD
INTEND TO AUTHORISE
TO ENTER THE HOUSE:** Operatives provided by:
Energy Cert Scotland,
2nd Floor,
Clyde Offices,
48 West George Street,
Glasgow, G2 1BP

As the Member allocated to decide on the application made by the landlords for entry to the property detailed above, I have considered the application paperwork, comprising documents received between 24 May 2022 and 25 July 2022.

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 landlords in exercising their right of entry to the house.

The landlords are 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, and**
- **carrying out any work necessary to comply with the duty in Section 14(1)(b) of the Act.**

In particular, the landlords require to undertake:

- **Gas Safety Certification**
- **An Electrical Installation Condition Report**
- **Portable Appliance Testing**
- **Smoke Alarm Confirmation**
- **A Legionella Risk Assessment**

I am now seeking to arrange a suitable time for the landlords 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. 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 landlords 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 landlords to exercise their 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 makes 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)

25 July 2022