

Housing and Property Chamber
First-tier Tribunal for Scotland



**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/23/2143

HOUSE AT:	222 Main Street, Lennoxtown, Glasgow, G66 7ES
TENANTS:	Mr Robert McIndoe and Ms Kimberly Lamont
LANDLORD:	Bridgeport Investments Ltd., Unit D, New Carvel Building, Limekiln Lane, (Off Warstock Road), Kings Heath, Birmingham, B14 4SP
LANDLORD'S REPRESENTATIVE:	R & G Estate Agents Ltd., 57 Townhead, Kirkintilloch, Glasgow, G66 1NN
PERSON THE LANDLORD INTENDS TO AUTHORISE TO ENTER THE HOUSE:	Mr Matthew Baillie, Plumbing and Heating Engineer.

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 29 June 2023 and 31 July 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 their right of entry to the house for the purposes of:

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

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. It should be returned within 14 days beginning with the date of receipt of this notice.

If the tenants fail, or refuse, to respond within the period given above or fail to agree suitable dates and times for the landlord to exercise their right of entry then I may fix a date and time (or dates and times) for the landlord, and/or their authorised person, to enter for the purpose as described above.

The tenants 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 their right of entry under section 181(4).

The tenants will receive with this notice a form to complete for the purpose of supplying representations. If the tenants 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)

31 July 2023