

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/18/0309

HOUSE AT: 1A Westbourne Gardens, Clevedon, Glasgow, G12 9XA

TENANTS: Mr Stuart McArthur and Ms Carolyn McArthur

LANDLORD: Ms Virginia Braid
4 Westbourne Gardens, Glasgow, G12 9XD

LANDLORD REPRESENTATIVE: Vanilla Square
711 Great Western Road,
Glasgow, G12 8QX

PERSONS THE LANDLORD INTENDS TO AUTHORISE TO ENTER THE HOUSE:

- Ms Virginia Braid (the landlord whose address is given above), and
- Two personnel from Polygon (Moisture Control Services),
Blackstone Road, Stukeley Meadows Industrial Estate, Huntingdon,
Cambridgeshire, PE29 6EE

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 which comprises documents received on/between 9 February 2018 and 19 March 2018. 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 her 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 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 her 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 tenants fail, or refuse, to respond within the period given above, or fail to agree a suitable date and time for the landlord to exercise her right of entry, then I may fix a date and time for the landlord to enter.

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 the landlord's 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 representations are made by the tenants, I will consider these and advise both parties of my decision.

Colin M. Campbell

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

19 March 2018