



**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/23/0495**

**HOUSE AT:** 43 McCallum Gardens,  
Bellshill, ML4 2SR

**TENANT:** Mr Kris Hughes

**LANDLORD:** Miss Lauren Beck,  
20 Carbarns East,  
Netherton,  
Wishaw, ML2 0DG

**PERSON THE LANDLORD  
INTENDS TO AUTHORISE  
TO ENTER THE HOUSE:** Mr Stuart Frame,  
SIF Electrical,  
499 Wishaw Road,  
Law,  
Wishaw, ML2 8EY

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 16 February 2023 and 12 April 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 her 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, and**
- **carrying out 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. 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 suitable dates and times for the landlord to exercise her right of entry, then I may fix a date and time (or dates and times) for the landlord, and/or her 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 her 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, I will consider these and advise all parties of my decision.

Colin M. Campbell

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

13 April 2023