



**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/18/1146**

**HOUSE AT 46 Oakburn Avenue, Milngavie, G62 7PA**

**TENANT Mr Thomas Hart**

**LANDLORD Mr Mark Barrett, 17 Culrain Street, Glasgow, G32 7UF**

**LANDLORD REPRESENTATIVE: Mitchells Robertson, George House, 36 North  
Hanover Street, Glasgow, G1 2AD**

**PERSON THE LANDLORD INTENDS TO AUTHORISE TO ENTER THE HOUSE:  
Ian Marshall, Photographer, Lighthouse Photographics, 77 Hanson Street,  
Glasgow, G31 2HF**

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. This comprises documents received between 16 May 2018 and 21 June 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 his right of entry to the house.

The landlord is seeking entry, under section 181(4) of the Act, for the purpose of viewing its state and condition, so as to determine whether the house meets the repairing standard in section 13 of the Act. The landlord wishes to attend with Ian Marshall, Photographer, in order that Mr Marshall make take photographs recording the condition of the property, for the purposes of determining whether it meets the repairing standard.

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, and 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 landlord to enter.

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

Adrian Stalker

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

26 June 2018