



**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/22/0924

HOUSE AT Flat 5 Louis Place, 30 Hillfoot Street, Dunoon, PA23 7DT

TENANT Miss Ashley Pickering

**LANDLORD Mr Paul Flynn, Mrs Katie Flynn, Branxholm, Trinity Lane, Innellan,
Dunoon, PA23 7TS; Branxholm, Trinity Lane, Innellan, Dunoon, PA23 7TS**

PERSONS THE LANDLORD INTENDS TO AUTHORISE TO ENTER THE HOUSE:

Surveyor from Allied Surveyors, 160 Argyll Street, Dunoon, PA23 7NA

Electrician from Gibson’s, 96 Argyll Street, Dunoon PA23 7NE

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 on/between 31 March 2022 and 17 May 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 and have decided to assist the landlord in exercising their 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/or

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

This will include:

- Conducting an EICR (Periodic inspection and testing of electrical installation) and PAT (Portable Appliance Testing)
- Conducting an Energy Performance Certificate update
- Conducting a Legionella Risk Assessment

- Repairing a Broken front door handle
- Conducting a General Inspection of the property

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.

Mary Lyden
Tribunal Member
First-tier Tribunal for Scotland (Housing and Property Chamber)
19 May 2022