

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/23/3771

HOUSE AT: 5 Walkerston Avenue,
Largs,
Ayrshire, KA30 8EP

TENANT: Miss Christina McMillan

LANDLORD: Mr Mark Cadenhead
62 Moorburn Road,
Largs,
Ayrshire, KA30 9HY

**PERSONS THE LANDLORD INTENDS TO AUTHORISE
TO ENTER THE HOUSE:** 1) Mr Mark Cadenhead
(Landlord)
2) Mrs Justine Cadenhead
(Landlord's spouse)

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 24 October 2023 and 28 December 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 his right of entry to the house for the purpose of:

- **viewing its state and condition for the purpose of determining whether the house meets the repairing standard.**

I am now seeking to arrange a suitable time for the landlord to exercise his 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 a suitable date and time for the landlord to exercise his right of entry, then I may fix a date and time (or dates and times) for the landlord, and/or other authorised person, to enter for the purpose as described above.

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 his 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.

C Campbell

Colin M. Campbell

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

28 December 2023