



**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/25/4175

HOUSE AT 61 Craigswood, Livingston, West Lothian, EH54 5ER

TENANT Miss Tammy Galloway

**LANDLORD Mrs Fiona Dyson, Mr Matthew Thomas Dyson, 2 Bonaly Lane,
Livingston, EH54 9FX; 2 Bonaly Lane, Livingston, EH54 9FX**

**PERSON THE LANDLORD INTENDS TO AUTHORISE TO ENTER THE HOUSE
(IF ANY)**

**Mrs Fiona Dyson and Mr Matthew Thomas Dyson to carry out property
inspection.**

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 26 September 2025 and 30 March 2026. 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**

**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.

30 March 2026

Sandra Brydon- Member

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