

**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/19/3704**

**HOUSE AT:** 36 Oakbank Drive,  
Barrhead, Glasgow, G78 2PL

**TENANTS:** James Cullen and Claire Cullen

**LANDLORD:** Michael McKechnie,  
44 Bangorshill Street,  
Thornliebank, Glasgow, G46 8LS

**PERSONS THE LANDLORD  
INTENDS TO AUTHORISE  
TO ENTER THE HOUSE:** Michael McKechnie (Landlord)  
Patricia Moore (Landlord's partner)

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 20 November 2019 and 27 February 2020.

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.

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 any 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 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 tenants fail, or refuse, to respond within the period given above, or fail to agree a suitable date and time for the landlord to exercise his right of entry, then I may fix a time and date for the landlord to enter.

The tenants 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 the landlord's right of entry under section 181(4). The tenants will receive with this notice a form to complete for the purpose of supplying representations.

If representations are made by the tenants, I will consider these and advise all parties of my decision.

C M Campbell

Colin M. Campbell

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

02 March 2020