

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/22/3915

HOUSE AT 6 Orchard Place, Elieburn, West Lothian, EH54 6RX

TENANT Mr Craig Murphy

**LANDLORD Ms Margaret Deans, C/O Mavor and Company, 16 Union Square,
West Calder, West Lothian, EH55 8EY**

**LANDLORD REPRESENTATIVE Mavor & Company, 16 Union Square, West
Calder, West Lothian, EH55 8EY**

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

- 1. Gas engineer from Gasglow Ltd, Unit 12, Turnbull Way
Livingston,
EH54 8RB**
- 2. A representative from Paterson Pro Cleaning
G28 GYLEVIEW HOUSE 3, REDHEUGHS RIGG, EH12 9DQ
EDINBURGH**
- 3. Keith Edwards Electrician from Edwards’s Electrical 47, Fintry Ave,
Deans, Livingston EH54 8EH**

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 October 2022 and 18 November 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:

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 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.

S Bydon

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

22 November 2022