



**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/18/2353

HOUSE AT: 372 Colinton Mains Road,
Edinburgh
EH13 9BS

TENANT: Pradip Sutare

LANDLORD: Ramesh Golkonda,
19 Craigmont Brae,
Edinburgh
EH12 8XD

PERSONS THE LANDLORD INTENDS TO AUTHORISE TO ENTER THE HOUSE:	Matthew Wilcken, The Flat Company, 61A Queen Street, Edinburgh EH2 4NA	Gas Safe Engineer, First Gas Services, 31 Northfield Park, Edinburgh EH8 7QU
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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 which comprises documents received between 14 September 2018 and 19 October 2018.

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 his right of entry to the house.

The landlord is seeking entry to the house for the purpose of:

- a) viewing its state and condition for the purpose of determining whether the house meets the repairing standard, and**
- b) 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 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 for the landlord to enter.

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 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 all parties of my decision.

C Campbell

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

20 October 2018