



**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/24/4132

HOUSE AT 1618 Great western Road, Flat 1/8, Glasgow, G13 1HQ

TENANT Miss Aurelia Mandel, Edit Koszo

LANDLORD Gauld Properties Ltd, 22 Milnpark, Glasgow, G41 1BB

**LANDLORD REPRESENTATIVE Gauld Properties Ltd, 22 Milnpark Street,
Glasgow, G41 1BB**

**CLAIRE TRAINER PROPERTY MANAGER GAULD PROPERTIES AND
CONTRACTOR ALEX MIDDLETON**

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 4 September 2024 and 21 January 2025. 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 it's state and condition for the purpose of determining whether the house meets the repairing standard and to carry out Electrical Testing throughout the property to ensure compliance with EICR (Electrical Installation Condition Report). Your landlord is required by law to have this inspection carried out every five years.

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.

M Lyden

Tribunal Member
First-tier Tribunal for Scotland (Housing and Property Chamber)
10 February 2025