

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/25/1047

HOUSE AT 363 Leyland Road, Bathgate, EH48 2US

TENANT Mr Mark Coulson

**LANDLORD Miss Morgan Charleston, Jumeirah Village Circle, Dubai, United
Arab Emirates**

**LANDLORD REPRESENTATIVE Mr Neil Charleston, Sandford Cottage, 61 Muir
Street, Larkhall, South Lanarkshire, ML9 2BQ**

**PERSON THE LANDLORD INTENDS TO AUTHORISE TO ENTER THE HOUSE –
Mr Neil Charleston**

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 7 March 2025 and 8 July 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 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. – to repair/replace a mechanism on the kitchen window.

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.

Please be aware that the purpose of the visit is to inspect the property to determine whether the repairing standard is being met. It is not an opportunity to 'review' the property and check if the tenant is smoking in the property.

E Williams

10 June 2025

Member

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