



**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/25/2862**

**HOUSE AT Flat 9, Eglinton Court, 5 Lethington Avenue, Shawlands, Glasgow,  
G41 3HA**

**TENANT Mr Michael Raynolds**

**LANDLORD Mr Mervyn Delmonte, Mr Jeffrey Delmonte, Mill House, Brig  
O'Turk, Callander, FK17 8HT; Hampton Mews, 6/127 Cooke Road, Centinial  
Park, Syndey, NSW 2021, Australia**

**PERSON THE LANDLORD INTENDS TO AUTHORISE TO ENTER THE HOUSE  
D Nimo, Gas Engineer, DRN Heating 6 Barnhill Drive Glasgow G21 4ED  
Electrical Engineer from I-Electrical 8 Dalreoch Court G82 4JS,  
Either James Samain, Lennon Kennedy and/or John McLean**

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 3 July 2025 and 12 December 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: (delete as necessary)

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 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.

# E Dickson

E Dickson

Member

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

27<sup>th</sup> December 2025