



**Decision to Stop Assisting: Notification of decision under Section 28C(9) of  
the Housing (Scotland) Act 2006 ("The Act")**

**Ref FTS/HPC/RE/25/2146**

**HOUSE AT 7 Inchcolm Drive, Broughty Ferry, DD5 2LF**

**TENANT Miss Vivian Yan**

**LANDLORD MHRProperty Limited, C/O Taxevo, 1 Cedar Office Park, Cobham  
Road, Wimborne, BH21 7SB**

**LANDLORD REPRESENTATIVE Pax Property Ltd, 82 Ferry Road, Monifieth,  
DD5 4PA**

**NAME OF AUTHORISED PERSON Electrician from Care Electrical Ltd**

I have reviewed the application received on 19 May 2025 and all information subsequently received and have made a decision to stop assisting the landlord, as I am entitled to do at any time under Section 28C(9) of the Act. This decision has been made for the following reason(s):

The lease states that the PAT test needs to be carried out every 5 years. It was last carried out on 25.10.21 along with the EICR. Both tests will need to be completed by 25.10.26, but don't need to be carried out at the present time.

The notification sent by the Landlord's representative to the tenant referred to a need to gain access to the property to carry out an inspection. It did not refer to the need to gain access to carry out a PAT test.

**In terms of Section 28A(8) of the Act this decision of the member is final.**

**E Williams**

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