



**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/25/4463

HOUSE AT Flat 1/2,, 65 Glanderston Drive,, Glasgow, G13 3UG

TENANT Mr James Mangan

LANDLORD Property Kozik Limited, 705 Field End Road, Ruislip, HA4 0RH

**LANDLORD REPRESENTATIVE Arc Property - Niall Lambert,Nick Ponty, 2nd
Floor, Clyde Offices,, 48 W George St, Glasgow, G2 1BP**

**PERSON THE LANDLORD INTENDS TO AUTHORISE TO ENTER THE HOUSE
Niall Lambert, Property Manager, Arc Property, 2nd Floor, Clyde Offices, 48 W
George St, Glasgow, G2 1BP**

**Nick Ponty, Company Director, Arc Property, 2nd Floor, Clyde Offices, 48 W
George St, Glasgow, G2 1BP**

**Ross Ballantyne, Gas Heating Engineer, AVI Plumbing and Heating, 6 Norbreck
Drive, Giffnock,G46 6AF**

**Patrick McLuskie, Window Glazier, Scot-Plas Windows (Coatbridge)LTD, 1
Monklands Cres, Coatbridge, ML5 5GA**

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 15 October 2025 and 28 April 2026. 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/or

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
Member
First-tier Tribunal for Scotland (Housing and Property Chamber)
13th May 2026