



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/19/2278

HOUSE AT: 372 Colinton Mains Road
Edinburgh
EH13 9BS

TENANT: Mr Pradip Sutare

LANDLORD: Mr Ramesh Golkonda
19 Craigmount Brae
Edinburgh
EH12 8XD

PERSONS THE LANDLORD INTENDS TO AUTHORISE TO ENTER THE HOUSE: Matthew Wilchen
The Flat Company
61 A Queen Street
Edinburgh
EH2 4NA

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 23 July 2019 and 29 August 2019. I have concluded that no further information is required before a decision in terms of Section 28 A (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:

- a) Viewing its state and condition for the purpose of determining whether the house meets the repairing standard, to identify any repairs, and to estimate the cost of these repairs.

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.

Mary Lyden

Ordinary Member (Housing)
First-tier Tribunal for Scotland (Housing and Property Chamber)
29 August 2019