

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/23/1645

HOUSE AT	26 Davaar Road, Saltcoats, KA21 6HB
TENANT	Miss Megan Havlin
LANDLORD	Mr Ralph McManus, Cumnock Farm Cottages, By Pass Road, Beith, KA15 2JH
LANDLORD REPRESENTATIVE	Homesure Portfolio Management, Unit B5, Olympic Business Park, Drybridge Road, Dundonald, KA2 9BE

PERSON THE LANDLORD INTENDS TO AUTHORISE TO ENTER THE HOUSE

A suitably qualified electrician employed by Test My Electrics Ltd of 27 Barns Street, Ayr KA7 1XB

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 between 22 May 2023 and 20 July 2023. 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:

carrying out any work necessary to comply with the duty in section 14(1)(b) of the Act, in particular carrying out work to ensure that the installation and fittings for supplying electricity are in a reasonable state of repair and in proper working order.

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.

Gordon Laurie

Member

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

21 July 2023