



Confirmation of refusal/ lack of access following a Decision to Assist the Landlord under Section 28A(3) of the Housing (Scotland) Act 2006 (“The Act”)

Ref FTS/HPC/RE/24/4132

HOUSE AT 1618 Great western Road, Flat 1/8, Glasgow, G13 1HQ

TENANT Miss Aurelia Mandel, Edit Koszo

LANDLORD Gauld Properties Ltd, 22 Milnpark, Glasgow, G41 1BB

LANDLORD REPRESENTATIVE Gauld Properties Ltd, 22 Milnpark Street, Glasgow, G41 1BB

CLAIRE TRAINER PROPERTY MANAGER GAULD PROPERTIES AND CONTRACTOR ALEX MIDDLETON

As the Member deciding on the above application for entry by the landlord, I confirm that attempts have been made to assist the landlord in exercising their right of entry to the house under section 181(4) of the Act.

The attempts involved the following:

intimation on tenant and landlord of decision to assist the landlord dated 10 February 2025;

consideration of representations from tenant on the application received on 25 February 2025.

setting of a date and time by the panel member for the landlord to exercise the said right, that date and time being 19 March 2025 at 10.00 am.

notification by the Chamber of that date and time to the tenant and landlord on 28 February 2025.

I confirm that I observed the refusal/lack of access on 19 March 2025.

Both tenants were in attendance at the property, however no access was granted to the Landlord’s representative (Mrs. Marie Mains) to carry out a general inspection of the property to ensure that it met the Repairing Standard, or to allow the Electrician

to carry out an EICR (Electrical Installation Condition Report). This must be carried out by the Landlord at least every five years. An EICR involves an inspection and testing of the electrical installation by a qualified electrician. This inspection records any defects and would indicate whether it was satisfactory or unsatisfactory.

It does not include any inspection of the electricity supply meter which is the sole responsibility of the Energy Supply provider for this property which I understand is currently Scottish Power.

M Lyden

Tribunal Member
First-tier Tribunal for Scotland (Housing and Property Chamber)
1 April 2025