

Neighbourhoods, Regeneration and Sustainability

Glasgow City Council Exchange House 231 George Street Glasgow, G1 1RX www.glasgow.gov.uk

Executive DirectorGeorge Gillespie
BEng (Hons) CEng MICE

MEMORANDUM

Our Ref: HMO/AF CASE 17

Application Ref: HMO05111 Date: 15 November 2024

From: B Carroll

Principal Officer, Housing Intervention & Support Team, DRS

To: G McNaught

Legal Manager (Licensing), Corporate Services

Subject: Consultation: Housing (Scotland) Act 2006

Application for an Existing House in Multiple Occupation Licence

Applicant: Andrew Harrison Ward: 10

Address: 1076 Argyle Street House Position: 3-2A

Recommendation:

The following items be satisfactorily completed prior to the grant of the licence and the under noted conditions would be applicable.

Inspection

The premises were inspected on the 13th of November 2024 in respect of the Council's living standards for houses in multiple occupation. The following matters were directed to the attention of the applicant's representative, Mr Daniel Kennedy and confirmed to the applicant by letter.

At the time of inspection, the property was noted to be in a satisfactory condition and all the required certification has been exhibited.

Conditions

- 1. A minimum of one (01) suitable bin with lid for storage of refuse produced by the tenants of the house shall be provided at a suitable location with suitable means of access thereto.
- 2. The number of residents to be accommodated within the licensed premises shall not exceed three (03) persons.
- 3. At least once in every five years all electrical systems within the premises shall be examined by a competent person and a certificate provided indicating that all such systems are functioning properly and are safe.
- 4. At least once in every year all portable appliances within the premises provided for the use of the tenants shall be examined by a competent person and certificates provided indicating that all such appliances are functioning properly and are safe. If the application is for the grant of an existing licence, then copies of the portable appliance test certificates for the previous two years also require to be submitted.
- 5. At least once a year all gas appliances provided for the use of the tenants must be examined by a competent person (i.e. GAS SAFE REGISTERED ENGINEER) and a certificate provided (i.e. LANDLORDS GAS SAFETY CHECK) indicating that they are functioning properly and are safe. Gas certificates must be retained for three years and must be submitted when applying for the renewal of a licence.

Background Information

Description of Property: Third floor flat within four storey tenement building.

Number of Bedrooms: Three (03)

History of Multiple Occupation: First known to be in HMO use on 05 October

2000.

Occupied: Yes, Existing licence.

History of Complaints: None

Standard of Management: At the time of inspection the standard of management

may be said to be satisfactory.

Other Information: None