



**Neighbourhoods, Regeneration
and Sustainability**
Glasgow City Council
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Executive Director
George Gillespie
BEng (Hons) CEng MICE

MEMORANDUM

CASE 1

Our Ref: HMO/LF
Application Ref: HMO07701
Date: 15 April 2025

From: B Carroll
Principal Officer, Housing Intervention & Support Team, NRS

To: G McNaught
Legal Manager (Licensing), Corporate Services

Subject: Consultation: Housing (Scotland) Act 2006
Application for a New House in Multiple Occupation Licence

Applicant: Sahar Davodi **Ward:** 11

Address: 31 Kersland Street **House Position:** 1/-

Recommendation:

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

Items for Completion:

Inspection

The premises were inspected on 15 April 2025 in respect of the Council's living standards for houses in multiple occupation. The following matters were directed to the attention of Mr Sam Shafatulla, the applicant's representative and also to the applicant by email.

1. The kitchen ceiling requires to be redecorated following the water leak from the flat upstairs and the gaping UPVC window trims reattached.
2. All doors throughout the property require to be painted.
3. The hallway should be cleared of the extraneous double wardrobe and chest of drawers in order to keep the means of escape clear.
4. The house must not be used as a house in multiple occupation until the licence has been considered by the Licensing & Regulatory Committee and granted.

Conditions

1. A minimum two (02) suitable bins with lids 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 persons to be accommodated within the licensed premises shall not exceed eight (08) 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.
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 renewal of a licence.

Background Information

Description of Property: Four storey tenement property.

Number of Bedrooms: Eight (08)

History of Multiple Occupation: First found to be in multiple occupation on 06 March 1993. The property was previously licensed as a HMO by the same owner but no application to renew the license was submitted prior to expiry of the previous license.

Occupied: The property is currently occupied by eight persons.

History of Complaints:

10 October 2023 – Complaint received regarding water discharging down into the flat below. The HMO Unit contacted the applicant's former managing agent requesting that they investigate further and carry out any necessary repairs. No further incidence reported.

Standard of Management: At time of inspection there were four outstanding items for completion brought to the attention of the owner under "Items for Completion". These matters are relevant in considering the standard of

management. Subject to these items being addressed the standard of management may be said to be satisfactory.

Other Information: None