



CASE 13

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

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

Ward: 11

House Position: 2-1

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

Inspection

1. The complete electrical installation must be inspected by a competent Electrical Engineer, any defects found must be rectified and an inspection certificate stating its condition must be completed and forwarded to the Executive Director of Neighbourhoods, Regeneration & Sustainability Services, HMO Unit, 231 George Street, Glasgow, G1 1RX.
2. The house must not be used as a house in multiple occupation until the Licence has been granted by the Licensing & Regulatory Committee.

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 four (04) 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: Second floor flat within a traditional tenement building.

Number of Bedrooms: Four (04)

History of Multiple Occupation: First known to be in HMO use on 30 January 1995.

Occupied: No

History of Complaints:

05/03/24 - Complaint received that the property was being operated without a license and the internal conditions within the property were poor. Following investigation the property was confirmed to be being operating unlicensed and enforcement action was initiated.

11/06/24 - Complaint received that one sash of the kitchen sash and case window unit had become detached and completely fallen out. This was confirmed by a site visit and the applicant was instructed to replace the unit which was done and this was confirmed at the inspection.

Standard of Management: At the time of inspection there was one outstanding item for completion noted under 'Items for Completion'. This item is relevant in

considering the standard of management. Subject to effective steps to address this item for completion, the standard of management may be said to be satisfactory.