



## MEMORANDUM

**CASE 12**

Our Ref: HMO/CDI  
Application Ref: HMO07338  
Date: 22/05/2024

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

**To:** G McNaught (Legal Manager), CED

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

**Applicant:** Pankaj Lakhani

**Ward:** 11

**Address:** 12 Hillhead Street

**House Position:** Flat A

### 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 21 May 2024 in respect of the Council's living standards for houses in multiple occupation. The following matters were directed to the attention of Mr Angus Johnston, representing Let Us (Rent Ltd) and also to the applicant by letter.

The property was noted to be in a satisfactory condition at the time of inspection.

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 (1) 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 (3) 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:** Ground floor flat within a converted townhouse.

**Number of Bedrooms:** Three (3)

**History of Multiple Occupation:** First known to be in HMO use on 1<sup>st</sup> September 2008.

**Occupied:** Yes, currently occupied as an HMO. The property was previously licensed by the applicant but the applicant failed to timeously apply to renew the license.

**History of Complaints:** None

**Standard of Management:** At the time of inspection the standard of management may be said to be satisfactory notwithstanding the failure to timeously submit the licence renewal.