



## MEMORANDUM

**CASE 10**

Our Ref: HMO/CDO  
Application Ref: HMO04860  
Date: 21/05/24

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

**To:** G McNaught  
Legal Manager

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

**Applicant:** Gauld Properties Limited                      **Ward:** 23

**Address:** 23 Ruthven Street                      **House Position:** 3-1

### 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 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 Ms Marie Mains of Gauld Properties and by letter to the applicant.

1. Refix the bathroom door handle and remove the condensation mould evident on the walls and thereafter repaint. The mechanical extractor fan within the bathroom should be cleaned where necessary to ensure it can operate efficiently and please also confirm that the fan vents to the external air.
2. The exterior window cills should be repainted as areas are so weathered as to expose the bare timber.

## **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:** The property is a third floor tenement flat.

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

**History of Multiple Occupation:** The property has been known to be an HMO since 09 July 2007.

**History of Complaints:** None

**Occupied:** Yes, as an existing licensed property.

**Standard of Management:** At the time of inspection there was two outstanding items for completion brought to the attention of the agent under the heading 'Items for Completion'. These items are relevant in considering the standard of management. Subject to effective steps being taken to address the outstanding items for completion, the standard of management may be said to be satisfactory.

**Other Information:** None