



CASE 11

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:	Sheilmar Limited	Ward:	23
Address:	172 Hyndland Road	House Position:	3-2

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 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. Within the bathroom repaint the ceiling.
2. Replace the missing Carbon Monoxide detector with a unit complying with the current British Standard and used according to manufacturer's instructions.

1. A minimum of **two (2)** 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 residents to be accommodated within the licensed premises shall not exceed **six (6)** 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 top floor tenement flat.

Number of Bedrooms: Six (6)

History of Multiple Occupation: The property has been known to be an HMO since 01 March 1990.

History of Complaints: None

Occupied: Yes, as an existing licensed property.

Standard of Management: At the time of inspection two 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 these items the standard of management may be said to be satisfactory.

Other Information: None