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

## **MEMORANDUM**

**Our Ref: HMO/DB**  
**Application Ref: HMO7615**  
**Date: 17<sup>th</sup> February 2025**

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

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

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

**Applicant: BaggyPocket Limited** **Ward: 10**

**Address: 447 Sauchiehall Street** **House Position: 2/1**

### **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 17 February 2025 in respect of the Council's living standards for houses in multiple occupation. The following matters were directed to the attention of the applicant's agent, Mrs Kirsty Lockhart and also to the applicant by email.

### **Items for Completion:**

1. Bedroom 1/L – The double glazing unit needs to be repaired or replaced as required.
2. The house must not be used as a house in multiple occupation until the licence has been granted by the Licensing & Regulatory Committee.

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### 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 five (5) 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 property.

**Number of Bedrooms:** Five (5)

**History of Multiple Occupation:** First known to be in HMO use on 02 September 2013.

**Occupied:** No, currently unoccupied.

**History of Complaints:** None

**Standard of Management:** At time of inspection there were two 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. Assuming these are effectively addressed the standard of management may be said to be satisfactory.

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