



## MEMORANDUM

**CASE 15**

**Our Ref:** HMO/LF  
**Application Ref:** HMO07313  
**Date:** 11 April 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:** Barnardos **Ward:** 10

**Address:** 52 Buccleuch Street **House Position:** 1/1

### 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 11 April 2024 in respect of the Council's living standards for houses in multiple occupation. The following matters were directed to the attention of Mr Brian McConnell of Barnardos and also to the applicant by letter.

1. A valid buildings insurance policy requires to be forwarded to the Executive Director of Neighbourhood, Regeneration and Sustainability Services, HMO Unit, 231 George Street, Glasgow, G1 1RX.
2. An electrical Minor Works Certificate is required in relation to the absence of RCD protection noted in the Electrical Installation Report (EICR) dated 12 August 2021. Once available after the addressing of this issue it should be forwarded to the Executive Director of, Neighbourhood, Regeneration and Sustainability Services HMO Unit, 231 George Street, Glasgow, G1 1RX.
3. The house must not be used as a house in multiple occupation until the Licence has been granted by the Licensing & Regulatory Committee.
4. The current and valid Portable Appliances Test (PAT) certificate in respect of the supplied electrical appliances must be forwarded to the Executive Director of

Neighbourhood, Regeneration and Sustainability Services, HMO Unit, 231 George Street, Glasgow, G1 1RX.

## **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:** Four storey tenement property.

**Number of Bedrooms:** Four (04)

**History of Multiple Occupation:** First found to be in multiple occupation on 09 January 1995. The property was previously licensed by the same applicant but there was a failure to renew the license timeously.

**Occupied:** The property is currently occupied by four persons as a HMO.

**History of Complaints:** None

**Standard of Management:** At the time of the inspection there were four items for completion noted and brought to the attention of the applicant under 'Items for Completion'. Subject to these items being addressed the standard of management may be said to be satisfactory.

**Other information:** None