



CASE 12

MEMORANDUM

Our Ref: HMO/DA
Application Ref: HMO07308
Date: 05 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 License

Applicant: Osasil Limited

Ward: 11

Address: 51 Cecil Street

House Position: 3/2

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 25 March 2024 in respect of the Council's living standards for houses in multiple occupation. The following matters were directed to Mr Tony Waters of Gardiner Waters Limited, the applicant's agent and confirmed to the applicant by email.

1. Please provide confirmation of the buildings insurance policy in place for the property as discussed.
2. The property should not be used as a house in multiple occupation until the license application has been determined by the Licensing & Regulatory Committee and granted.

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 each of the licensed premises should not exceed four (4) 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 renewal of a licence.

Background Information

Description of Property: Top floor tenement flat.

Number of Bedrooms: Four (4)

History of Multiple Occupation: First identified as a HMO on 04 May 1995.

History of Complaints: None

Occupied: No

Standard of Management: At the time of inspection a single item for completion was identified and communication to the applicant. Subject to this being addressed the standard of management may be said to be satisfactory.

Other Information: None