



MEMORANDUM

CASE 16

Our Ref: HMO/CDO
Application Ref: HMO07321
Date: 25/03/24

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

To: G McNaught
Legal Manager

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

Applicant: Lorna Norton **Ward:** 10

Address: 59 St Mungo Avenue **House Position:** 1-2

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 the attention of Ms Lorna Norton and confirmed in writing to the applicant.

1. Within Bedroom 1L and 2L refix the loose double sockets.
2. The means of electric space heating provided in the property should be connected via a fused spur to the installation. Please also ensure there are three (3) usable double sockets available in each of the bedrooms.
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. Please submit a copy of the lease to be utilised to create tenancies over the property. This will require to be compliant with relevant legislative provisions.

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 **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.

Background Information

Description of Property: The property is a first floor modern flat.

Number of Bedrooms: Four (4)

History of Multiple Occupation: This is a new proposed HMO flat.

History of Complaints: None

Occupied: Yes, with four tenants as an HMO.

Standard of Management: At the time of inspection several items for completion brought to the attention of the applicant 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: The applicant is currently using a 'lodgers agreement' as she believed she could use such an agreement as her son resides in the property. However, as he is not the owner of the flat (a resident landlord) the applicant is now aware a Private Residential Tenancy (PRT) must be offered to her tenants.