



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

MEMORANDUM

CASE 13

Our Ref: HMO/DB/UPDATED REPORT

Application Ref: HMO07309

Date: 18 April 2024

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

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

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

Applicant: Duncan MacDonald **Ward: 09**

Address: 17 Auckland Wynd **House Position: MD**

Recommendation:

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 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 one of the applicant's representative, Vikki MacDonald and also to the applicant by email.

The property was noted to be in a satisfactory condition and all the necessary certification has been submitted.

The house must not be used as a house in multiple occupation until the Licence has been granted by the Licensing & Regulatory Committee.

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 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.

Background Information

Description of Property: Modern end terrace three storey property.

Number of Bedrooms: Four (4)

Occupied: Yes, the property is occupied by the owner/applicant plus three others as an unlicensed HMO.

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

History of Complaints:

17th April 2024 - An enquiry was received regarding a tenancy related issue within the property and advice was provided to the tenant.

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

Other Information: On the date of the inspection the applicant's agent declared that the property was occupied only by three persons; these being the applicant (who is their son and owner of the property) plus two other persons. The agent identified a bedroom which appeared to be unoccupied during the inspection and stated that this was used by her when she visited the property. However, during the course of enquiries in relation to the tenancy related issue (above) it was established that the information provided by the agent was not correct as the property has been and continues to be, occupied by the owner/applicant plus three others persons as an unlicensed HMO.