



MEMORANDUM

CASE 11

Our Ref: HMO/LF
Application Ref: HMO07305
Date: 15 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: Pritpal Singh Khaira

Ward: 10

Address: 93 Buccleuch Street

House Position: 0/1

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 10 April 2024 in respect of the Council's living standards for houses in multiple occupation. The following matters were directed to the attention of the applicant and also confirmed to the applicant by letter.

1. The room designated as Bedroom 3/L on the upper floor level does not meet the minimum space requirements or natural lighting/ventilation provisions and thus cannot be used as a bedroom. Therefore, the licensed capacity of the property has been reduced to four bedrooms/four persons.
2. 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 (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 (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: Flat within a four storey development formed from the conversion of a former school.

Number of Bedrooms: Four (04)

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

Occupied: The property is currently occupied by a single person.

History of Complaints: None

Standard of Management: At the time of the inspection – Satisfactory.

Other information: Occupancy capacity to be reduced to 4 beds/4 persons. The applicant has agreed to this amendment to the license application.