

Neighbourhoods, Regeneration & Sustainability Services

Glasgow City Council Housing & Regeneration Services 231 George Street Glasgow G1 1RX

CASE 15

MEMORANDUM

Our Ref: HMO/LF

Application Ref: HMO03200

Date: 14 May 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 an Existing House in Multiple Occupation Licence

Applicant: Zahid Hussain Ward: 06

Address: 66 Kenmure Street House Position: 2/2

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 14 May 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 to the applicant by letter.

The property was satisfactory at time of inspection and all certification has been exhibited.

Conditions

- 1. A minimum of two (02) suitable bins with lids 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 ten (10) 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: Eight (08)

History of Multiple Occupation: First found to be in multiple occupation on 26 October 1983.

Occupied: The property is currently occupied by seven persons.

History of Complaints:

22 February 2023 – Complaint received regarding some inadequate space heating within the property. The owner was consulted on the matter and informed the HMO Unit that all new electrical heating units supplied by him would be compliant with the relevant standard.

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

Other information: None