



MEMORANDUM

CASE 9

Our Ref: HMO/CDO
Application Ref: HMO07323
Date: 16/04/24

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: Fattah Holdings Limited

Ward: 10

Address: 28 Gray Street

House Position: 2-1

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 16 April 2024 in respect of the Council's living standards for houses in multiple occupation. The following matters were directed to the attention of Mr Daniel Kennedy of Macleod Lettings and by letter to the applicant.

1. The exterior window cills should be repainted as areas are so weathered as to expose the bare timber.

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.
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: The property is second floor tenement flat.

Number of Bedrooms: Four (4)

History of Multiple Occupation: The property has been known to be an HMO since 16 September 2022. The property was previously licensed as a HMO and the new owner has applied timeously for a New license.

History of Complaints: None

Occupied: Yes, by 4 tenants as a HMO.

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

Other Information: This property was previously licensed as a HMO, however, following the transfer of the ownership into a limited company name a New license application was made timeously. It is thus permissible to continue to operate it as a HMO whilst this application awaits determination.