



Executive Director
George Gillespie
BEng (Hons) CEng MICE

MEMORANDUM

CASE 8

Our Ref: HMO/DB
Application Ref: HMO03616
Date: 10 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 an Existing House in Multiple Occupation Licence**

Applicant: Jaspal Singh Matharu **Ward:** 10

Address: 1159 Argyle Street **House Position:** 1-1

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 10th 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, Jaspal Singh Matharu 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.

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 four (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: First floor flat within a three storey and attic building With commercial units on ground level.

Number of Bedrooms: Four (04)

History of Multiple Occupation: Known to be a HMO since 10 January 2002.

Occupied: Yes - Existing application.

History of Complaints:

30/11/2023 – A complaint was received from one of the tenants about several practices allegedly perpetrated by the applicant. The HMO Unit advised the tenant that a number of the practices they reported were covered in the terms of the PRT and that they should remind their landlord of them. The HMO Unit also reminded the applicant by email of his responsibilities as a landlord in relation to the management of the tenancy and the use of the correct lease as required by the temporary ‘cost of living’ legislative provisions.

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

Other Information: None