



CASE 6

MEMORANDUM

Our Ref: HMO/CDO
Application Ref: HMO07613
Date: 17/02/25

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: Arona Properties Limited **Ward:** 10

Address: 55 St Mungo Avenue **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 17 February 2025 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 by letter to the applicant.

1. The property meets all health and welfare standards.
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 (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 **three (3)** persons.

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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: The property is a second floor modern flat.

Number of Bedrooms: Three (3)

History of Multiple Occupation: The property has been known to be an HMO since 20 February 2017. This property was previously licensed, however, as the ownership was transferred from the applicant's own name to that of a company controlled by him a New license application was required. This was discovered following an internal audit undertaken by the applicant but could not then thus be made timeously.

History of Complaints: None

Occupied: The property was occupied as an HMO with three tenants.

Standard of Management: Notwithstanding the administrative error the standard of management may be said to be satisfactory.

Other Information: None