



## MEMORANDUM

**Our Ref:** HMO/DB  
**Application Ref:** HMO07184  
**Date:** 09 April 2024

**CASE 11**

**From:** B Carroll  
Principal Officer, Housing Intervention & Support Team, DRS

**To:** G McNaught  
Legal Manager (Licensing), Corporate Services

**Subject:** Consultation: Housing (Scotland) Act 2006  
Application for a New House in Multiple Occupation Licence

**Applicant:** Ecosse Estates Limited

**Ward:** 22

**Address:** 459 Duke 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.

### Inspection

The premises were inspected on the 09<sup>th</sup> 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's representative Ms Carolanne Waters of Cairn Estate and Letting Agency and also sent to the applicant by letter.

The property was noted to be in a satisfactory condition and all the necessary certification has been submitted.

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 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 each of the licensed premises should not exceed three (3) 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 renewal of a licence.

### **Background Information**

**Description of Property: Second floor tenement flat.**

**Number of Bedrooms: Three (3)**

**History of Multiple Occupation: New proposed HMO flat.**

**History of Complaints: None**

**Occupied: Yes, 2 Tenants only.**

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

**Other Information: None**