

Neighbourhoods, Regeneration and Sustainability Glasgow City Council Exchange House 231 George Street Glasgow, G1 1RX www.glasgow.gov.uk

Executive Director George Gillespie BEng (Hons) CEng MICE

CASE 16



Our Ref: HMO/DB Application Ref: HMO01679 Date: 20 March 2024

From:	B Carroll Principal Officer, Housing Intervention & Support Team, NRS		
То:	G McNaught Legal Manager (Licensing), Corporate Services		
Subject:	Consultation: Housing (Scotland) Act 2006 Application for an Existing House in Multiple Occupation Licence		
Applicant:	Leo Petrucci	Ward:	18
Address:	40 Whitehill 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 20th March 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, Leo Petrucci 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: Second floor flat within a four storey tenement building.

Number of Bedrooms: Four (04)

History of Multiple Occupation: First known to be in HMO use on 10 June 1998.

Occupied: Yes – Existing HMO.

History of Complaints: None

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