

Neighbourhood, Regeneration & Sustainability Services Glasgow City Council Housing & Regeneration Services 231 George Street Glasgow G1 1RX

CASES 17 to 55

MEMORANDUM

Our Ref: HMO/CDI Application Ref: HMO 07136 - 07174 Date: 27/02/2024

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

To: G McNaught (Legal Manager), CED

Subject: Consultation: Housing (Scotland) Act 2006 Applications for New House in Multiple Occupation Licences

Applicant: Phoenix Centenary Court Limited Ward: 08

Address: 19 St Luke's Place and 3, 9, 15 & 21 House Position: Various St Luke's Terrace (See Schedule)

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 27 February 2024 in respect of the Council's living standards for houses in multiple occupation. The following matters were directed to the attention of Ms Rachel Daye, the Head of Accommodation and also to the applicant by letter.

- 1. The mechanical ventilation extractor fans throughout the accommodation should be checked and either cleaned or replaced as required.
- 2. The Carbon Monoxide (CO) detectors throughout the property should be checked for their expiry dates and replaced where they are absent.
- 3. The houses must not be used as a house in multiple occupation until the Licences has been granted by the Licensing & Regulatory Committee.

Conditions

- 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 the licensed premises shall not exceed the number of persons indicated in the attached Schedule.
- 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: Purpose built student accommodation.

Number of Bedrooms: Various - see Schedule.

History of Multiple Occupation: First known to be in HMO use on 17 February 2002. The development was previously licensed by another company (owned by the same natural persons in control of the current applicant company), however New license applications were not submitted timeously following the transfer of the development to the current applicant company.

Occupied: Yes, all occupied as HMO properties.

History of Complaints: None

Standard of Management: At the time of inspection there were several outstanding items for completion noted under 'Items for Completion'. These items are relevant in considering the standard of management. Subject to effective steps to address these items for completion, the standard of management may be said to be satisfactory.