



**Neighbourhoods, Regeneration
and Sustainability**
Glasgow City Council
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Executive Director
George Gillespie
BEng (Hons) CEng MICE

MEMORANDUM

CASE 14

Our Ref: HMO/DB
Application Ref: HMO07133
Date: 14 February 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 a New House in Multiple Occupation Licence

Applicant: Zahida Ullah **Ward: 11**

Address: 211 Great Western Road **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 14th February 2024 in respect of the Council's living standards for houses in multiple occupation. The following matters were directed to the attention of one of the applicant's representative, Ms Yvonne Zmidzinska of Martin and Co. and also to the applicant by email.

Items for Completion:

1. Bedroom No. 4 (as identified on the plans) – At the time of inspection this room was set up as a lounge. The applicant's agent confirmed that it is intended that this room be used as a bedroom. Therefore, this room should be equipped with a suitable bed, wardrobe and chest of drawers prior to occupation.
2. The house must not be used as a house in multiple occupation until the Licence has been granted by the Licensing & Regulatory Committee.
3. Evidence that an adequate building insurance policy is in place should be provided.

Conditions

1. A minimum 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 persons to be accommodated within the licensed premises shall not exceed four (4) 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.
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: First floor property within a four storey tenement building with commercial units on the ground level.

Number of Bedrooms: Four (4)

History of Multiple Occupation: This is a new proposed HMO flat.

Occupied: No – Property currently unoccupied.

History of Complaints: None

Standard of Management: At time of inspection there were three outstanding items for completion brought to the attention of the owner under “Items for Completion”. These matters are relevant in considering the standard of management. Assuming these are effectively addressed the standard of management may be said to be satisfactory.

Other Information: None