



## MEMORANDUM

**CASE 15**

Our Ref: HMO/CDO  
Application Ref: HMO04945  
Date: 26/03/24

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

**To:** G McNaught  
Legal Manager

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

**Applicant:** Omar Aziz **Ward:** 10

**Address:** 1248 Argyle Street **House Position:** 0-1

### 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 26 March 2024 in respect of the Council's living standards for houses in multiple occupation. The following matters were directed to the attention of Ms Carolanne Waters of Cairn Letting and by letter to the applicant.

1. Within Bedroom 1/L a large area of one wall was noted to have been affected by water penetration which has been established to have been as a result of a common issue that requires a repair. Once the source of the ingress has been repaired, please redecorate the affected area.

#### 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.

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:** The property is a ground floor tenement flat.

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

**History of Multiple Occupation:** The property has been known to be an HMO since 15 September 2005.

**History of Complaints:** None

**Occupied:** The property was vacant at the time of inspection.

**Standard of Management:** At the time of inspection there was one outstanding item for completion brought to the attention of the agent under the heading 'Items for Completion'. This item is relevant in considering the standard of management. Subject to effective steps being taken to address the outstanding item for completion, the standard of management may be said to be satisfactory.

**Other Information:** None