

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

# **MEMORANDUM**

**CASE 16** 

Our Ref: HMO/CDO

**Application Ref: HMO01401** 

Date: 20/02/24

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 Ali Ward: 10

Address: 29 Bentinck Street House Position: 3-2

#### 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 20 February 2024 in respect of the Council's living standards for houses in multiple occupation. The following matters were directed to the attention of Mr Omar Ali and by letter to the applicant.

The property meets all health, safety and welfare standards.

#### **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 third floor tenement flat.

Number of Bedrooms: Three (3)

History of Multiple Occupation: The property has been known to be an HMO since 1 September 1987.

**History of Complaints: None** 

Occupied: Yes, as an existing licensed property.

Standard of Management: The standard of management may be said to be

satisfactory.

Other Information: None