



MEMORANDUM

CASE 4

Our Ref: HMO/DA
Application Ref: HMO07126
Date: 05 March 2024

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

To: G McNaught
Legal Manager, CED

Subject: Consultation: Housing (Scotland) Act 2006
Application for a New House in Multiple Occupation License

Applicant: Wild Orchid 2 **Ward:** 12

Address: 474 Crow 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.

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 Ms Charlene Adams, the applicant's representative and confirmed to the applicant by email.

1. A minimum of six suitably located electrical sockets should be provided within each of the proposed bedrooms as discussed on site.
2. A new Carbon Monoxide detector unit should be provided within the communal kitchen in line with the manufacturer's specification.
3. A 'thumb turn' release should be fitted to the inside face of the flat entrance/exit door to permit the release of the mortice style lock fitted.
4. The property should not be operated as a house in multiple occupation until the license application has been considered by the Licensing & Regulatory Committee and granted.

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 each of the licensed premises should 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 renewal of a licence.

Background Information

Description of Property: First floor tenement flat.

Number of Bedrooms: Three (3)

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

History of Complaints: None

Occupied: Yes, by a family unit at the time of inspection.

Standard of Management: At the time of inspection a number of matters were identified and communicated to the applicant under 'Items for Completion'. Subject to these being addressed the standard of management may be said to be satisfactory.

Other Information: None