



MEMORANDUM

CASE 10

Our Ref: HMO/LF
Application Ref: V04434
Date: 06 June 2024 (Amended Report)

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 Variation of a House in Multiple Occupation
Licence

Applicant: Jing Huang Lei

Ward: 11

Address: 31 Kersland Street

House Position: 3/-

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 following matters were directed to the attention of the applicant and also confirmed to the applicant by letter.

The proposal to increase the room numbers of the licensed HMO property detailed in the recently received Variation application dated 06 July 2023 have been reviewed. The proposed increase in room numbers from 7 bedrooms (to accommodate a maximum of 9 persons) to 8 bedrooms (to accommodate a maximum of 9 persons) are deemed to be compliant in terms of the applicable HMO licensing standards.

Conditions

1. A minimum of two (02) 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 nine (09) 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: Four storey tenement property.

Number of Bedrooms: Eight (08) (Should the Variation be granted.)

History of Multiple Occupation: First found to be in multiple occupation on 29 January 1987.

Occupied: The property is currently occupied within its current license capacity.

History of Complaints: None

Standard of Management: At the time of the inspection – Satisfactory.

Other information: There is no change to the occupancy capacity of the licensed property as a consequence of this proposed Variation.