



MEMORANDUM

CASE 7

Our Ref: HMO/CDO
Application Ref: HMO07876
Date: 08/10/25

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

To: G McNaught
Legal Manager

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

Applicant: All Four Walls Limited

Ward: 09

Address: 61 Bernard Terrace

House Position: Flat 17

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 08 October 2025 in respect of the Council's living standards for houses in multiple occupation. The following matters were directed to the attention of the applicant's representative and by letter to the applicant.

1. The property meets all health, safety and welfare standards.
2. The house must not be used as a house in multiple occupation until the Licence has been granted by the Licensing & Regulatory Committee.

Conditions

1. The existing refuse storage arrangements should be maintained and tenants instructed accordingly to make use of them.

2. The number of residents to be accommodated within the licensed premises shall not exceed five (5) 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.

Background Information

Description of Property: The property is a flat within a modern block of flats.

Number of Bedrooms: Five (5)

History of Multiple Occupation: The property is a new proposed HMO.

History of Complaints: None

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

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

Other Information: None