



MEMORANDUM

CASE 8

Our Ref: HMO/DA
Application Ref: HMO07888 (Updated/Amended)
Date: 07 January 2026

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

To: G McNaught
Legal Manager (Licensing), CED

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

Applicant: Calum MacCalman

Ward: 23

Address: 22 Clarence Drive

House Position: MD

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 06 January 2026 in respect of the Council's living standards for houses in multiple occupation. The following matters were directed to the applicant and Mr Daniel Kennedy of Macleod Lettings Limited and confirmed to the applicant by letter.

The property was noted to be in a satisfactory condition and all the required certification has been submitted.

The property should not be operated as a house in multiple occupation until the license application has been determined by the Licensing & Regulatory Committee and granted.

Conditions

1. A minimum of one (01) 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 should not exceed three (03) 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: Mid terraced two storey modern property.

Number of Bedrooms: Three (03)

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

History of Complaints: None

Occupied: Unoccupied

Standard of Management: At the time of inspection the standard of management may be said to be satisfactory.

Other Information: Due to an alteration to the ground floor layout of the property during the period that the New HMO license application has been pending a further inspection required to be undertaken.