



**Neighbourhoods, Regeneration
and Sustainability**
Glasgow City Council
Exchange House
231 George Street
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Executive Director
George Gillespie
BEng (Hons) CEng MICE

MEMORANDUM

CASE 14

Our Ref: HMO/LF
Application Ref: HMO07587
Date: 04 February 2025

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

To: G McNaught
Legal Manager (Licensing), Corporate Services

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

Applicant: Amarjit Singh **Ward: 10**

Address: 45 Bentinck Street **House Position: 0/2**

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 04 February 2025 in respect of the Council's living standards for houses in multiple occupation. The following matters were directed to the attention of Ms Jacqueline McLelland of Castle Residential and also to the applicant by email.

1. An electrical Minor Works Certificate (MWC) is required to confirm that the issue of the absence of any RCD protection as noted in the Electrical Installation Condition Report (EICR) dated 19 May 2022 has been addressed by the provision of the minimum required level of protection. The MWC requires to be forwarded to the Executive Director of Neighbourhood, Regeneration and Sustainability Services, HMO Unit, 231 George Street, Glasgow, G1 1RX.

Conditions

1. A minimum 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 persons to be accommodated within the licensed premises shall not exceed five (05) 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.
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: Four storey tenement property.

Number of Bedrooms: Four (04)

History of Multiple Occupation: First found to be in multiple occupation on 26 February 1993. The property was previously licensed by the former owner and the new owner has lodged the New HMO license application timeously.

Occupied: The property is currently occupied by four persons as a HMO.

History of Complaints: None

Standard of Management: At time of inspection there was a single outstanding item for completion brought to the attention of the owner under "Items for Completion". These matters are relevant in considering the standard of management. Subject to this item being addressed the standard of management may be said to be satisfactory.

Other Information: None