



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

## MEMORANDUM

**Our Ref: HMO/DB**  
**Application Ref: HMO6503**  
**Date: 17<sup>th</sup> December 2024**

**CASE 12**

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

**To: M Millar**  
**Legal Manager (Licensing), Corporate Services**

**Subject: Consultation: Housing (Scotland) Act 2006**  
**Application for an Existing House in Multiple Occupation Licence**

**Applicant: Daniel Doku** **Ward: 10**

**Address: 65 St Mungo Avenue** **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 17<sup>th</sup> December 2024 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 agent, Ms Carolanne Watters of Cairn Letting and also to the applicant by email.

1. Evidence that adequate building insurance is currently in place needs to be exhibited to the HMO Unit.

### 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 shall 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:** Four storey modern tenement property.

**Number of Bedrooms:** Three (03)

**History of Multiple Occupation:** First known to be in HMO use on 04 October 2012.

**Occupied:** Yes – Existing license application.

**History of Complaints:** None

**Standard of Management:** At time of inspection there was an outstanding item for completion brought to the attention of the owner under “Items for Completion”. This matter is relevant in considering the standard of management. Assuming this is effectively addressed the standard of management may be said to be satisfactory.

**Other Information:** None