

Neighbourhoods, Regeneration and Sustainability

Glasgow City Council Exchange House 231 George Street Glasgow, G1 1RX www.glasgow.gov.uk

Executive DirectorGeorge Gillespie
BEng (Hons) CEng MICE

CASE 14

MEMORANDUM

Our Ref: HMO/DB

Application Ref: HMO5649 Date: 27th 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 an Existing House in Multiple Occupation Licence

Applicant: Lara Ann Proctor Ward: 10

Address: 950 Sauchiehall Street 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.

Inspection

The premises were inspected on 27th February 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, Mr Scott McKinnon of Zone Letting and to the applicant by email.

Items for Completion:

- 1. Bathroom The mechanical extractor fan needs to be deep cleaned
- 2. Bedroom 3/Left A suitable chest of drawers needs to be provided.

Conditions

- 1. A minimum of one (01) suitable bin with a 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 four (04) 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 main door flat forming part of the ground floor in a five storey tenement including a basement level.

Number of Bedrooms: Four (4)

History of Multiple Occupation: First known to be in HMO use on 12 April 1999.

Current Occupation: No - Currently unoccupied.

History of Complaints: None

Standard of Management: At time of inspection there were two outstanding Items for completion brought to the attention of the owner under "Items for Completion". These matters are relevant in considering the standard of management. Assuming these are effectively addressed the standard of management may be said to be satisfactory.

Other Information: None.