



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

MEMORANDUM

CASE 13

Our Ref: HMO/LF
Application Ref: HMO07626
Date: 10 March 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: Bethany Christian Trust **Ward: 22**

Address: 2 Onslow Drive **House Position: Main Door**

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 10 March 2025 in respect of the Council's living standards for houses in multiple occupation. The following matters were directed to the attention of Mr Alasdair Bennet, the applicant's representative and also to the applicant by email.

1. The bedrooms located on the mezzanine level require redecoration following the recent water ingress as a result of leaks following frozen pipework.
2. The laundry/boiler room should have a Carbon Monoxide detector installed compliant with the current British Standard and used according to manufacturer's instruction.
3. 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. A minimum two (02) suitable bins with lids 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 eight (08) 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: Three storey semi-detached villa property.

Number of Bedrooms: Eight (08)

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

Occupied: The property is 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. Subject to these items being addressed the standard of management may be said to be satisfactory.

Other Information: None