



## CASE 11

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|-------------------|-----------------------------------------------------------------------------------------------------------------------------|------------------------|------------|
| <b>From:</b>      | <b>B Carroll</b><br><b>Principal Officer, Housing Intervention &amp; Support Team, NRS</b>                                  |                        |            |
| <b>To:</b>        | <b>G McNaught</b><br><b>Legal Manager</b>                                                                                   |                        |            |
| <b>Subject:</b>   | <b>Consultation: Housing (Scotland) Act 2006</b><br><b>Application for an existing House in Multiple Occupation Licence</b> |                        |            |
| <b>Applicant:</b> | <b>Calum MacCalman</b>                                                                                                      | <b>Ward:</b>           | <b>23</b>  |
| <b>Address:</b>   | <b>5 Muirpark Street</b>                                                                                                    | <b>House Position:</b> | <b>0-1</b> |

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 07 April 2025 in respect of the Council's living standards for houses in multiple occupation. The following matters were directed to the attention of Mr Daniel Kennedy of Macleod Lettings and by letter to the applicant.

1. The EICR dated 11 August 2022 highlighted that no circuits are protected by Residual Current Device (RCD) protection and this was classified as a Code C3 on the report. However, the amendment to the Repairing Standard effective from 01 March 2024 requires RCD protection in all privately rented homes. Please can you ensure that the property meets the amended Repairing Standard and have any additional works carried out to comply with the new regulations. A Minor Works Certificate should be obtained for the electrical upgrade and submitted to the HMO Unit.

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### Conditions

1. A minimum of **one (1)** 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 (3)** 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.
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 the renewal of a licence.

### Background Information

**Description of Property:** The property is a ground floor tenement flat.

**Number of Bedrooms:** Three (3)

**History of Multiple Occupation:** The property has been known to be an HMO since 1 September 2006

**History of Complaints:** None

**Occupied:** The property was occupied as an HMO with three tenants.

**Standard of Management:** At the time of inspection one item for completion brought to the attention of the agent under the heading 'Items for Completion'. This item is relevant in considering the standard of management. Subject to effective steps being taken to address this item the standard of management may be said to be satisfactory.

**Other Information:** None

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