



## MEMORANDUM

**CASES 19 to  
50**

Our Ref: HMO/CDI  
Application Ref: HMO 07186 - 07217  
Date: 15/03/2024

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

**To:** G McNaught (Legal Manager), CED

**Subject:** Consultation: Housing (Scotland) Act 2006  
Applications for New Houses in Multiple Occupation Licences

**Applicant:** St James Glasgow Investment Limited      **Ward:** 10

**Address:** 110 St James Road      **House Position:** Various  
(see Schedule)

### Recommendation:

The following items be satisfactorily completed prior to the grant of the licences and the under noted conditions would be applicable.

### Items for Completion:

#### Inspection

The premises were inspected on 12 March 2024 in respect of the Council's living standards for houses in multiple occupation. The following matters were directed to the attention of Ms Caroline McCourt, the Development Manager and also to the applicant by letter.

The houses must not be used as houses in multiple occupation until the licences have been granted by the Licensing & Regulatory Committee.

#### Conditions

1. Suitable bins with lids for storage of refuse produced by the tenants of the houses 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 seven (7) persons per flat.
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: Purpose built student accommodation development containing both studio and HMO cluster flats.**

**Number of Bedrooms: Seven (7) per flat.**

**History of Multiple Occupation: First known to be in HMO use on 06 October 2016. This previously licenced development was purchased on 31 October 2023 from the previous licence holder, however, New license applications where not submitted timeously.**

**Occupied: Yes, currently all cluster flats are occupied as HMO properties.**

**History of Complaints: None**

**Standard of Management: At the time of inspection the standard of management may be said to be satisfactory notwithstanding the failure to submit timeous license applications following the change of ownership.**