



MEMORANDUM

CASE 11

Our Ref: HMO/DA
Application Ref: HMO07633
Date: 04 April 2025

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

To: G McNaught
Legal Manager, CED

Subject: Consultation: Housing (Scotland) Act 2006
Application for a New House in Multiple Occupation License

Applicant: Purewal Properties Limited **Ward:** 11

Address: 42 Hillhead 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.

Items for Completion:

Inspection

The premises were inspected on 26 March 2024 in respect of the Council's living standards for houses in multiple occupation. The following matters were directed to Mr Mukul Biswas and Mr Kamil Olas, the applicant's representatives and confirmed to the applicant by email.

The property was noted to be in a satisfactory condition and all the required certification has been submitted.

The property should not be used as a house in multiple occupation until the license application has been considered by the Licensing & Regulatory Committee and granted.

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 each of the licensed premises should not exceed five (5) 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 renewal of a licence.

Background Information

Description of Property: Main door tenement flat.

Number of Bedrooms: Four (4)

History of Multiple Occupation: First identified as being in HMO use on 02 February 2012.

History of Complaints: None

Occupied: Yes, by two (02) tenants only.

Standard of Management: At the time of inspection the standard of management may be said to be satisfactory.

Other Information: None