



Case 2

MEMORANDUM

Our Ref: HMO/CDO
Application Ref: HMO07411
Date: 12/11/24

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

To: G McNaught
Legal Manager

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

Applicant: Ajitpal Dhillon **Ward:** 23

Address: 5 Ruthven Street **House Position:** 2-2

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 12 November 2024 in respect of the Council's living standards for houses in multiple occupation. The following matters were directed to the attention of the applicant and by letter to the applicant.

1. The lock on the flat entrance/exit door should be modified/replaced to permit it to be able to be opened without the use of a key from the inside.
2. Repaint both bathroom ceilings affected by condensation mould growth once it has been effectively cleaned off.
3. The chest of drawers within Bedroom 1/L is broken and requires to be repaired/replaced.
4. An additional double electrical socket within the worktop area of the lounge/kitchen is required.
5. Replace the missing Carbon Monoxide detector in the kitchen with a unit complying with the current British Standard and installed in accordance with

the manufacturer's instructions. The existing Carbon Monoxide detector in the bedroom should be replaced with a model with a sealed battery unit.

6. Details of the building insurance policy in place should be submitted to the HMO Unit.
7. The exterior window cills should be repainted as areas are so weathered as to expose the bare timber.
8. The source of the water damage affecting the ceiling of Bedroom 1/L requires to be identified. Please advise if the source of the leak is identified to be a communal issue or the responsibility solely of another flat owner. Once repaired and fully dried out the affected area should be repainted.
9. The section of floor of the common close on the ground floor is currently under repair with temporary boarding placed on the ground. Please liaise with the factor to establish when the repair will be completed and advise the HMO Unit.
10. Please submit a copy of the tenancy agreement/lease currently in use (that was exhibited on site) for retention on file.
11. 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 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 **four (4)** 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 second floor tenement flat.

Number of Bedrooms: Four (4)

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

History of Complaints: None

Occupied: Yes. The property was advised to be currently occupied by 4 persons who are stated to comprise 2 couples.

Standard of Management: Unsatisfactory – a number of issues were identified as requiring to be addressed under 'Items for Completion' above. In addition the applicant was observed to be very agitated and hysterical during the inspection and could not conduct himself in a manner to be expected from a landlord.

Other Information: None