



## MEMORANDUM

CASE 11

Our Ref: HMO/DA  
Application Ref: HMO07880  
Date: 26 August 2025

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

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

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

**Applicant:** Katie Alaouabda **Ward:** 11

**Address:** 54 Kersland 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 21 August 2025 in respect of the Council's living standards for houses in multiple occupation. The following matters were directed to the applicant and Ms Labbad and confirmed to the applicant by letter.

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

#### 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 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 the renewal of a licence.

### **Background Information**

**Description of Property:** Main door flat within a five storey tenement property.

**Number of Bedrooms:** Five (5)

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

**History of Complaints:** None

**Occupied:** Yes. The property was occupied at the time of inspection by two (02) tenants.

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

**Other Information:** The applicant intends to occupy the property herself in due course but even when/should this transpire this would be permissible as the property would be exempt from the need to be licensed (resident owner) as a HMO at that time.