



**Neighbourhoods, Regeneration
and Sustainability**
Glasgow City Council
Exchange House
231 George Street
Glasgow, G1 1RX
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Executive Director
George Gillespie
BEng (Hons) CEng MICE

MEMORANDUM

Our Ref: HMO/LF
Application Ref: HMO06578
Date: 20 August 2025

CASE 8

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

To: G McNaught
Legal Manager (Licensing), Corporate Services

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

Applicant: 8 Investments Scotland Limited **Ward: 10**

Address: 23 Bentinck Street **House Position: 2/1**

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 20 August 2025 in respect of the Council's living standards for houses in multiple occupation. The following matters were directed to the attention of Ms Jacqueline McLelland, the applicant's representative and also to the applicant by email.

1. An electrical Minor Works Certificate (MWC) is required in relation to the absence of any RCD protection as noted in the Electrical Installation Condition Report (EICR) dated 06 August 2025. Please forward it to the Executive Director of Neighbourhood, Regeneration and Sustainability Services, HMO Unit, 231 George Street, Glasgow, G1 1RX.

Conditions

1. A minimum one (01) 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 persons to be accommodated within the licensed premises shall not exceed four (04) 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.
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: Four storey tenement property.

Number of Bedrooms: Four (04)

History of Multiple Occupation: First found to be in multiple occupation on 01 September 1987.

Occupied: The property is currently unoccupied.

History of Complaints:

22 November 2024 - Complaint received regarding a leaking branch waste pipe discharging down the rear elevation of the property. The managing agent for the property were contacted by the HMO Unit and repairs were effected to stop the leak.

Standard of Management: At time of inspection there was a single outstanding item for completion brought to the attention of the owner under "Items for Completion". These matters are relevant in considering the standard of management. Subject to this item being addressed the standard of management may be said to be satisfactory.

Other Information: None