



MEMORANDUM

CASE 10

Our Ref: HMO/DA
Application Ref: HMO07803
Date: 12 September 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: Hepp Glasgow Limited

Ward: 05

Address: 1 Clyde Place

House Position: B6/1

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 01 September 2025 in respect of the Council's living standards for houses in multiple occupation. The following matters were directed to Ms Joanna McDonald, representing Solasta Riverside and Ms Louise Amos (Consultant) and confirmed to the applicant by letter.

1. Please submit the current Portable Appliance Test (PAT) certificate covering all the electrical appliances supplied by the landlord that are not hard wired.
2. The detached WC seat within the en suite of bedroom 1/L should be resecured.
3. The detached fitted wardrobe doors in bedroom 2/L should be resecured.

Conditions

1. The tenants should be instructed to utilise the communal refuse facilities provided at the property.
2. The number of residents to be accommodated within the licensed premises should not exceed five (05) 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.

Background Information

Description of Property: Flat within a new build residential BTR development.

Number of Bedrooms: Three (03)

History of Multiple Occupation: First identified as a HMO in August 2022. The property was previously licensed as a HMO and the new owner has applied timeously for a New HMO license.

History of Complaints: None

Occupied: Yes, by three tenants.

Standard of Management: At the time of inspection several items were identified to be addressed under 'Items for Completion'. Subject to these being addressed the standard of management may be said to be satisfactory.

Other Information: None