



## MEMORANDUM

**CASE 9**

**Our Ref: HMO/DA**  
**Application Ref: HMO07708**  
**Date: 20 May 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: Anura Bandara Jayasuriya**                      **Ward: 22**

**Address: 31 Whitehill Court**                              **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 14 May 2025 in respect of the Council's living standards for houses in multiple occupation. The following matters were directed to Mr Angus Johnston, Let Us Rent Limited and confirmed to the applicant by letter.

1. The available worktop provision within the communal kitchen requires to be increased to the required amount as discussed on site. Please submit proposals to do so prior to implementation.
2. Within the en suite of the bedroom 2/L on the second floor the mechanical ventilation unit is defective and requires to be replaced. In addition, the ceiling requires to be scraped and redecorated.
3. The mechanical ventilation unit in the communal bathroom on the ground floor is very noisy and should be examined by a competent person to assess whether it is operating correctly and efficiently.

4. The property should not be operated as a HMO 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 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:** Mid terraced three storey townhouse property.

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

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

**History of Complaints:** None

**Occupied:** Yes, by three persons comprising a couple plus one other single person.

**Standard of Management:** At the time of inspection a single item requires to be addressed but subject to this being done the standard of management may be said to be satisfactory.

**Other Information:** None