



MEMORANDUM

CASE 15

Our Ref: HMO/CDI
Application Ref: HMO07750
Date: 17/06/2025

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

To: G McNaught (Legal Manager), CED

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

Applicant: Fang Properties (UK) Limited **Ward:** 10

Address: 264 Bath Street **House Position:** Flat 7 (3-2)

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 11 June 2025 in respect of the Council's living standards for houses in multiple occupation. The following matters were directed to the attention of Junfang Xu and also to the applicant by email.

1. The wall mounted electrical heaters require to be hardwired.
2. A minimum of six suitably located and accessible electrical sockets require to be provided within each bedroom, lounge and kitchen.
3. Additional worktop should be installed in the kitchen as discussed on site.
4. The location and nature of waste/bin provision for the occupants of all the dwellings within the close should requires to be confirmed to the HMO Unit.
5. 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 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.

Background Information

Description of Property: Third floor flat within a traditional tenement building.

Number of Bedrooms: Four (4)

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

Occupied: Yes, occupied as an HMO with 4 tenants at the date of inspection.

History of Complaints: None

Standard of Management: At the time of inspection there were several outstanding items for completion noted under 'Items for Completion'. These items are relevant in considering the standard of management. Subject to effective steps to address these items for completion, the standard of management may be said to be satisfactory.