



**Neighbourhoods, Regeneration  
and Sustainability**  
Glasgow City Council  
Exchange House  
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[www.glasgow.gov.uk](http://www.glasgow.gov.uk)

**Executive Director**  
George Gillespie  
BEng (Hons) CEng MICE

## MEMORANDUM

**CASE 9**

**Our Ref: HMO/LF**  
**Application Ref: HMO07712**  
**Date: 12 May 2025**

**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 a New House in Multiple Occupation Licence**

**Applicant: Arona Property Investments Limited**                      **Ward: 09**

**Address: 17 Parsonage Square**                      **House Position: Main Door**

### 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 12 May 2025 in respect of the Council's living standards for houses in multiple occupation. The following matters were directed to the attention of Mr Omar Ali of the company and also to the applicant by email.

1. The property was satisfactory at the time of inspection and all certification has been exhibited.
2. 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 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: Two storey terraced property.**

**Number of Bedrooms: Four (04)**

**History of Multiple Occupation: First found to be in multiple occupation on 03 March. The property was previously erroneously licensed by the Director of the applicant company as a natural person. See 'Other Information' below.**

**Occupied: The property is currently unoccupied.**

**History of Complaints: None**

**Standard of Management: At time of inspection - Satisfactory.**

**Other Information: The property was discovered to be incorrectly licensed when the owner undertook an audit of their own property portfolio. Hence a New HMO license required to be submitted.**