



**Neighbourhoods, Regeneration
and Sustainability**
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Executive Director
George Gillespie
BEng (Hons) CEng MICE

MEMORANDUM

CASE 8

Our Ref: HMO/DB
Application Ref: HMO04497
Date: 23rd April 2025

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

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

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

Applicant: Grant Residential Investment Limited **Ward: 11**

Address: 1 Ruskin Place **House Position: 2/2**

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 the 23rd April 2025 in respect of the Council's living standards for houses in multiple occupation. The following matters were directed to the attention of the applicant's representative, Mr Barry Kirk of DJ Alexander and also sent to the applicant by letter.

1. Electrical Installation Condition Report (EICR) – A satisfactory EICR needs to be provided.
2. Building Insurance – Evidence that adequate building insurance is in place needs to be provided.
3. Private Residential Tenancy (PRT) – A copy of the current PRT needs to be provided.

4. Kitchen - (1) The cooker extractor fan needs to be deep cleaned. (2) The cooker oven needs to be deep cleaned.
5. Bedrooms 1/L and 3/L – The door handles need to be repaired or replaced.

Conditions

1. A minimum of one (01) suitable bin with a 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 three (03) 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: The property forms part of the second floor and attic in a three storey tenement.

Number of Bedrooms: Three

Current Occupation: Yes - three tenants.

History of Multiple Occupation: First known to be in HMO use on 21 November 1995.

History of Complaints: None

Standard of Management: At time of inspection there were five outstanding items for completion brought to the attention of the owner under “Items for Completion”. These matters are relevant in considering the standard of management. Assuming these are effectively addressed the standard of management may be said to be satisfactory.

Other Information: None