



MEMORANDUM

CASE 6

Our Ref: HMO/DA
Application Ref: HMO07702
Date: 07 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: Janet Komolafe

Ward: 11

Address: 17 Baliol Street

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 01 May 2025 in respect of the Council's living standards for houses in multiple occupation. The following matters were directed to Mr Z Hussain of Nuova Property Limited and confirmed to the applicant by letter.

1. A new suitable Carbon Monoxide detector complying with the relevant BS should be fitted in the kitchen as discussed on site.
2. All the bedrooms should be provided with the required furniture as discussed on site.
3. The 'Velux' windows fitted to the bedrooms on the attic level should be overhauled/serviced to ensure that they can all be opened/closed safely to permit ventilation of these apartments.
4. The WC compartment on the attic level requires to be ventilated to the external air either through the provision of natural or mechanical ventilation.

5. 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: Duplex flat within a four storey tenement property.

Number of Bedrooms: Five (5)

History of Multiple Occupation: Proposed new HMO property.

History of Complaints: None

Occupied: Unoccupied

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

Other Information: None