



## MEMORANDUM

CASE 7

Our Ref: HMO/CDI  
Application Ref: HMO07710  
Date: 14/05/2025

**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:** Sandeep Bassi **Ward:** 15

**Address:** 32 Crosbie Street **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 the attention of Ms Carolanne Waters, representing Cairn Letting Limited and also to the applicant by email.

The property was noted to be in a satisfactory condition and all the required certification has been exhibited.

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 two (2) suitable bins with lids 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 ten (10) 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: Traditional terraced townhouse over three floors.**

**Number of Bedrooms: Six (6)**

**History of Multiple Occupation: First identified to be a HMO on 16 January 2024.**

**Occupied: Yes, currently occupied by two family units.**

### **History of Complaints:**

**16 January 2024 - Complaint received that the property was being operated as an unlicensed HMO. The property was inspected and confirmed to be in multiple occupation and thus licensable. The owner was contacted and a license application was submitted (subsequently withdrawn and replaced by this current application).**

**28 May 2024 - Complaint received regarding noise from general living and incorrect use of bins. Advise given to landlord.**

**Standard of Management: At the time of inspection the standard of management may be said to be satisfactory.**