



**CASE 5**

**MEMORANDUM**

**Our Ref: HMO/CDI**  
**Application Ref: HMO05667**  
**Date: 05/09/2025**

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

**To: G McNaught (Legal Manager), CED**

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

**Applicant: Btangyang Properties Limited**                      **Ward: 10**

**Address: 264 Bath Street**                                      **House Position: Flat 5 (3-4)**

**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 04 September 2025 in respect of the Council's living standards for houses in multiple occupation. The following matters were directed to the attention of Mr Derek Cambell, representing Arc Property Management & Lettings Limited and also to the applicant by email.

1. The kitchen window cill is rotten and should be replaced.
2. The staining from what appears to be historic water ingress on the kitchen wall and one of the bedroom ceilings should be redecorated.

**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 three (3) 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 and attic flat within a traditional tenement building.**

**Number of Bedrooms: Three (3)**

**History of Multiple Occupation: First known to be in HMO use on 24 February 2005.**

**Occupied: Yes, Existing application.**

**History of Complaints: None**

**Standard of Management: At the time of inspection there were two 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.**