



MEMORANDUM

CASE 9

Our Ref: HMO/CDO
Application Ref: HMO02271
Date: 03/02/26

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

To: G McNaught
Legal Manager

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

Applicant: Suzy Sandhu **Ward:** 10

Address: 29 Bentinck Street **House Position:** 0-2

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 03 February 2026 in respect of the Council's living standards for houses in multiple occupation. The following matters were directed to the attention of Ms Jacqueline McLelland of Castle Residential and by letter to the applicant.

The property is undergoing extensive internal renovation and at the time of the inspection these works have not been completed.

Once the renovation has been completed, please provide all the usually required certification. It is noted that this will not be available until the renovation works have been completed.

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 **six (6)** 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 is a ground floor and basement tenement flat.

Number of Bedrooms: Six (6)

History of Multiple Occupation: The property has been known to be an HMO since 08 September 1987.

History of Complaints:

26 March 2023 - Complaint received from tenants about the condition of the property. Following inspection of the property by the HMO Unit several defects were found and the applicant was notified. The required repair works were completed by 08 June 2023.

02 October 2024 – Notification was received from the Scottish Fire & Rescue Service (SFRS) that they had been advised by Police Scotland that they had attended at the property in connection with the alleged cultivation of plants to produce a controlled substance. The matter had been highlighted by the activation of the smoke detection system. This activation had been audible to the occupants of the neighbouring flat who had raised the alarm with the various emergency services. Due to the internal condition of the property there were concerns about the suitability/safety of the property to be occupied both

in terms of health, safety & welfare and fire safety. At a meeting convened by the SFRS on 28 October 2024 attended by themselves, the applicant, her agent and the HMO Unit agreement was obtained from the applicant on a voluntary basis that the property would not be occupied again until the necessary renovation works were completed and the property inspected.

Occupied: The property is unoccupied due to the renovation work being undertaken.

Standard of Management: At the time of inspection several items for completion brought to the attention of the agent under the heading 'Items for Completion'. These items are relevant in considering the standard of management. Subject to effective steps being taken to address these items the standard of management may be said to be satisfactory.

Other Information: None