



Neighbourhoods, Regeneration and Sustainability
Glasgow City Council
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Executive Director
George Gillespie
BEng (Hons) CEng MICE

MEMORANDUM

Our Ref: HMO/DB
Application Ref: HMO06543
Date: 31st March 2025

CASE 14

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: **Rivercroft Property Limited** **Ward:** **11**

Address: **1 Hillhead Street** **House Position:** **3-2**

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 31st March 2025 in respect of the Council's living standards for houses in multiple occupation. The following matters were directed to the attention of Mrs. Kathleen Reid of Rivercroft Property Limited and also sent to the applicant by letter.

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

Conditions

1. A minimum of one (1) suitable bin with lid for the storage of refuse produced by the tenants of the houses 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 four (4) 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: Top floor flat within a tenement property.

Number of Bedrooms: Four (4)

History of Multiple Occupation: First known to be in HMO use on 02 September 2021.

History of Complaints: None

Occupied: Yes – Existing HMO license.

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

Other Information: None