Neighbourhood, Regeneration & Sustainability Services
Glasgow City Council
Housing & Regeneration Services
231 George Street
Glasgow G1 1RX

MEMORANDUM

CASE 9

Our Ref: HMO/DA
Application Ref: HMO07695
Date: 21 November 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: **LAR Housing Trust** **Ward:** **16**

Address: **55 Ruchill Street** **House Position:** **1-2**

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 13 November 2025 in respect of the Council's living standards for houses in multiple occupation. The following matters were directed to Ms Nicole Maxwell and Mr Stuart Malcolmson and confirmed to the applicant by letter.

1. An enclosed ceiling light fitting compliant with IP44 requires to be fitted within the communal bathroom and the en suite of bedroom 1/L.

2. Please submit a copy of the lease to be utilised to create tenancies for the property.

3. Please provide confirmation of the building insurance policy in place.

Conditions

1. A minimum of one (01) 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 three (03) 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: First floor flat formed from conversion of a warehouse building.

Number of Bedrooms: Three (03)

History of Multiple Occupation: New proposed HMO unit.

History of Complaints: None

Occupied: No

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