



## MEMORANDUM

CASE 13

Our Ref: HMO/CDI  
Application Ref: HMO06684  
Date: 17/06/2025

**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:** Govan Housing Association                      **Ward:** 05

**Address:** 20 Wanlock 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 16 June 2025 in respect of the Council's living standards for houses in multiple occupation. The following matters were directed to the attention of Kristoffer Docherty, Head of Govan Home Team and also to the applicant by email.

1. The complete electrical installation (including portable electrical appliances supplied by the landlord) must be inspected by a competent Electrical Engineer, any defects found must be rectified and an inspection certificate stating its condition must be completed and forwarded to the Executive Director of Neighbourhoods, Regeneration & Sustainability Services, HMO Unit, 231 George Street, Glasgow, G1 1RX.
2. A current Gas Safety Certificate requires to be provided and forwarded to the Executive Director of Neighbourhoods, Regeneration & Sustainability Services, HMO Unit, 231 George Street, Glasgow, G1 1RX. If the application is for the grant of an existing licence then copies of the Gas Safety Certificates for the previous two years also require to be submitted.

3. Policies should be reviewed to deal with the significant amount of cooking appliances and electrical adapters being used within the bedrooms.

### **Conditions**

1. 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 eleven (11) 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: Former care home repurposed into a student accommodation development.**

**Number of Bedrooms: Eleven (11)**

**History of Multiple Occupation: First known to be in HMO use on 01 January 1999.**

**Occupied: Yes, Existing application.**

**History of Complaints: None**

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