



MEMORANDUM

CASE 2

Our Ref: HMO/CDI
Application Ref: HMO08159
Date: 12/02/2026

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

To: G McNaught (Legal Manager), CED

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

Applicant: Fereydun Bahrami

Ward: 11

Address: 21 Gibson St

House Position: 3-1

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 12 February 2026 in respect of the Council's living standards for houses in multiple occupation. The following matters were directed to the attention of Fereydun Bahrami and also to the applicant by email.

1. The tenancy management agreement between the owner and the tenants requires to be forwarded to the Executive Director of Neighbourhoods, Regeneration & Sustainability Services, HMO Unit, 231 George Street, Glasgow, G1 1RX.
2. 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.
3. A current Landlords 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 Landlords Gas Safety Certificates for the previous two years also require to be submitted.

4. Every bedroom/lounge with a gas appliance should have a Carbon Monoxide detector installed complying within current British Standards and used according to manufacturer's instruction.
5. Additional worktop should be installed in the kitchen as discussed on site.
6. The damaged cable supplying the kitchen extractor should be replaced.
7. The bedroom third from the left does not meet the required width standard for use as an HMO bedroom nor does it have a window to provided natural daylight and ventilation. This room thus cannot be utilised as a bedroom.
8. The house must not be used as a house in multiple occupation until the Licence has been granted by the Licensing & Regulatory Committee.

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.
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: Third Floor flat within a traditional tenement building.

Number of Bedrooms: Three (3) – see 'Other Information' below.

History of Multiple Occupation: First known to be in HMO use on 18 November 2015.

Occupied: Yes, occupied by two (2) tenants at the date of inspection.

History of Complaints: None

Standard of Management: At the time of inspection there were several 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 could be said to be satisfactory.

Other Information: As a consequence of one of the apartments being below the minimum width standard to be used as a bedroom and having no window therein the HMO license application will require to be amended to a three bedroom/three occupant application (3+3). As a 4+4 it cannot be supported by the HMO Unit. This has been communicated to the applicant and accepted.