



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

MEMORANDUM

CASE 7

Our Ref: HMO/LF
Application Ref: HMO08216
Date: 29 April 2026

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

To: G McNaught
Legal Manager (Licensing), Corporate Services

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

Applicant: Terry Clafferty

Ward: 07

Address: 45 Cathkin Road

House Position: Main Door

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 29 April 2026 in respect of the Council's living standards for houses in multiple occupation. The following matters were directed to the attention of Mr Terry Clafferty, the applicant and also to the applicant by email.

1. The property was satisfactory at the time of inspection, and all certification has been exhibited.
2. 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 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 persons to be accommodated within the licensed premises shall not exceed four (04) 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.
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 renewal of a licence.

Background Information

Description of Property: Three storey detached villa property.

Number of Bedrooms: Four (04)

History of Multiple Occupation: New proposed HMO property.

Occupied: The property is currently occupied by two persons.

History of Complaints: None

Standard of Management: At time of inspection – Satisfactory.

Other Information: None