



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

MEMORANDUM

CASE 8

Our Ref: HMO/LF
Application Ref: HMO02485
Date: 16 December 2025

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 an Existing House in Multiple Occupation Licence

Applicant: Sheila Jean McDougall **Ward:** 23

Address: 219 Byres Road **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 16 December 2025 in respect of the Council's living standards for houses in multiple occupation. The following matters were directed to the attention of Mr Michael McDougall, the applicant's representative and also to the applicant by email.

The property was satisfactory at the time of inspection and all certification has been exhibited.

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: Four storey tenement property.

Number of Bedrooms: Four (04)

History of Multiple Occupation: First found to be in multiple occupation on 12 August 2003.

Occupied: The property is currently occupied by three persons.

History of Complaints:

15 December 2025 - Complaint received regarding water ingress into the flat below. The HMO Unit instructed the owner to carry out repairs in the communal bathroom and hallway WC. The repairs were carried out the following day to the satisfaction of the HMO Unit.

Standard of Management: At time of inspection – Satisfactory.

Other Information: None