



MEMORANDUM

Our Ref: HMO/CDI
Application Ref: HMO08227
Date: 16/04/2026

CASE 9

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: Kelvin River Townhouses Limited **Ward:** 23

Address: 50 Victoria Crescent Road **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 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 Craig Knowles, representing the applicant and also to the applicant by email.

1. A minimum of six suitably located and accessible electrical sockets require to be provided within each bedroom, lounge and kitchen.
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. 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 eight (8) 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: Main door traditional townhouse property. In addition to the proposed HMO there are also a number of self-contained units incorporated within the property.

Number of Bedrooms: Six (6)

History of Multiple Occupation: First known to be in HMO use on 22 April 1987. The property was previously licensed by another company (also controlled by the same Director of the current applicant) but a New license application was not timeously submitted following the transfer of ownership of the property between the companies.

Occupied: Yes, occupied as an HMO.

History of Complaints: None

Standard of Management: At the time of inspection there was one outstanding item for completion noted under 'Items for Completion'. This item is relevant in considering the standard of management. Subject to effective steps to address this item for completion, the standard of management may be said to be satisfactory.