



MEMORANDUM

CASE 6

Our Ref: HMO/CDO
Application Ref: HMO08157
Date: 02/12/25

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

To: G McNaught
Legal Manager

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

Applicant: Ebony Estates Limited

Ward: 11

Address: 45 Cecil Street

House Position: 2-1

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 02 December 2025 in respect of the Council's living standards for houses in multiple occupation. The following matters were directed to the attention of the agent Ms Kirsty Smith of K Letting (Glasgow) Limited and by letter to the applicant.

1. The exterior rear window cills should be repainted as areas are so weathered as to expose the bare timber.

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 **five (5)** 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: The property is a second floor tenement flat.

Number of Bedrooms: Five (5)

History of Multiple Occupation: The property has been known to be an HMO since 18 June 1987. The property was sold and a new HMO license application was made timeously.

History of Complaints: None

Occupied: The property was occupied as an HMO with five tenants.

Standard of Management: At the time of inspection one item for completion was brought to the attention of the agent under the heading 'Items for Completion'. This item is relevant in considering the standard of management. Subject to effective steps being taken to address this item the standard of management may be said to be satisfactory.

Other Information: None