



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

MEMORANDUM

CASE 8

Our Ref: HMO/DB
Application Ref: HMO03060
Date: 23rd October 2025

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

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

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

Applicant: Saparamadu Karunaratne **Ward:** 11

Address: 56 Kersland Street **House Position:** 3-2

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 23rd October 2025 in respect of the Council's living standards for houses in multiple occupation. The following matters were directed to the attention of the applicant's agent, Mr Matthew Mouat of Western Lettings and also to the applicant by email.

1. Portable Appliance Test Certificate (PAT) – A copy of the PAT certificate issued following the test due on 23 July 2023 should be submitted to the HMO Unit (see Other Information).

Conditions

1. A minimum of one (01) suitable bin with a 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 (03) 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 forms part of the third floor in a four storey tenement.

Number of Bedrooms: Three (3)

Current Occupation: Yes – Existing HMO.

History of Multiple Occupation: First known to be in HMO use on 30 April 1990.

History of Complaints: None

Standard of Management: At time of inspection there was an outstanding item for completion brought to the attention of the owner under “Items for Completion”. This matter is relevant in considering the standard of management. Assuming this is effectively addressed the standard of management may be said to be satisfactory.

Other Information:

- 1. PAT Certificate – At the time when the PAT was due on 23 July 2023 the property was managed by the applicant themselves. The applicant’s agent informed the HMO Unit that there were protracted access issues with the applicant’s contractor and the property then became vacant while extensive roof and associated internal works were being carried out. Council Tax records for the property confirm that a long term empty property exemption was applied.**
- 2. Change of Management – The change of management took place on 12th February 2024. However, the Variation application (for the Change of Manager) was not submitted until 23rd September 2025 when the application for the grant of an Existing HMO licence was submitted. The agent has been reminded that such a Variation application should be submitted timeously following such a change and not be left until the submission of an application to renew the ‘parent’ license is required.**