



MEMORANDUM

CASE 7

Our Ref: HMO/CDI
Application Ref: HMO08071
Date: 02/12/2025

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: Kuldip Kohli **Ward:** 23

Address: 38 Athole Gardens **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 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 Ms Carolanne Waters representing Cairn Letting and also to the applicant by email.

The property was found to be satisfactory on first inspection and all the required certification was provided.

Conditions

1. A minimum of two (2) 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 seven (7) 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 over three levels.

Number of Bedrooms: Seven (7)

History of Multiple Occupation: First known to be in HMO use on 15th December 1986. Following the death of the previous license holder a timeous new license application was submitted.

Occupied: Yes, by 7 tenants.

History of Complaints:

02 November 2025 - Complaint received regarding a disturbance at the property. An Officer requested further details from the complainant and contacted the agent whereby it transpired that the tenants had notified their neighbours of the Halloween weekend gathering in advance and in addition the agent had already visited the complainant to provide advice and assurances. The tenants' gathering finished up between 10:30pm and 11:30pm. Advice was provided by the HMO Unit to all parties involved.

Standard of Management: At the time of inspection the standard of management may be said to be satisfactory.