



**Neighbourhoods, Regeneration
and Sustainability**
Glasgow City Council
Exchange House
231 George Street
Glasgow, G1 1RX
www.glasgow.gov.uk

Executive Director
George Gillespie
BEng (Hons) CEng MICE

MEMORANDUM

Our Ref: HMO/LF
Application Ref: HMO08155
Date: 29 October 2025

CASE 8

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 a New House in Multiple Occupation Licence

Applicant: City Property Glasgow
(Investments) LLP

Ward: 22

Address: 40 Circus Drive

House Position: Main Door

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 29 October 2025 in respect of the Council's living standards for houses in multiple occupation. The following matters were directed to the attention of Mr Danny Paita of CrossReach, the applicant's representative and also to the applicant by email.

1. The complete electrical installation must be inspected by a competent Electrical Engineer, any defects found must be rectified and an inspection certificate stating its condition must be completed and forwarded to the Executive Director of, Neighbourhood, Regeneration and Sustainability Services HMO Unit, 231 George Street, Glasgow, G1 1RX.
2. Within the communal kitchen – a) An additional four ring cooker is required as there are no cookers provided within the bedsit rooms. b) The overall worktop provision requires to be increased as discussed on site. c) A Carbon Monoxide

detector should be installed complying within current British Standards and used according to manufacturer's instruction.

3. The ground and first floor shower room ceilings require to be redecorated.
4. The communal lounge requires an additional electrical wall socket to bring the total up to six sockets.
5. A minimum of eight suitably located and accessible electrical sockets require to be provided within each bedsit room.
6. 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. A minimum two (02) 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 persons to be accommodated within the licensed premises shall not exceed seven (07) 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: Three storey detached villa property.

Number of Bedrooms: Seven (07)

History of Multiple Occupation: New proposed HMO property (see 'Other Information' below).

Occupied: The property is currently occupied by seven persons on an HMO basis but is currently exempt from licensing (see 'Other Information' below).

History of Complaints: None

Standard of Management: At time of inspection there were five outstanding items for completion brought to the attention of the owner under "Items for Completion". These matters are relevant in considering the standard of management. Subject to these items being addressed the standard of management may be said to be satisfactory.

Other Information: The service operated at this property by CrossReach currently is a registered service (and thus does not require the property owner to hold a HMO license). In anticipation of a change to the service registration (and thus the applicable funding of the service) and it becomes a Housing Support Service next year a pre-emptive license application has been submitted.