



CASE 137

MEMORANDUM

Our Ref: HMO/LF
Application Ref: HMO 06518
Date: 22 February 2021

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

To: M Millar (Head of Licensing & Democratic Services), CED

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

Applicant: Enterprise Properties (Scotland) Limited **Ward: 11**

Address: 1 Buckingham Street **House Position: 1/1**

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 17 February 2021 in respect of the Council's living standards for houses in multiple occupation. The following matters were directed to the attention of Carolanne Waters of Cairn Letting Limited and also to the applicant by letter.

1. Confirmation of a suitable Buildings Insurance policy being in place requires to be forwarded to the Executive Director of Neighbourhood, Regeneration and Sustainability Services, HMO Unit, 231 George Street, Glasgow, G1 1RX.

Conditions

1. A minimum of two (2) 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 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: Four storey tenement property.

Number of Bedrooms: Seven (7)

History of Multiple Occupation: First found to be in multiple occupation on 14 December 1987. The flat was previously licensed by the former owner and the new owner has lodged a New license application timeously.

Occupied: The property is currently unoccupied.

History of Complaints: None

Standard of Management: At the time of the inspection there was one item for completion noted and brought to the attention of the applicant under 'Items for Completion'. Subject to this item being addressed the standard of management may be said to be satisfactory.

Other information: None