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ADDITIONAL CIRCULATION



To: Councillor Carle, Convener; and Councillors Allan, Blackman, Boulton, Corall, Cormie, Delaney, Lesley Dunbar, Forsyth, Graham, MacGregor, Malik, Malone, Nathan Morrison and Townson.

Town House,
ABERDEEN 6 May 2015

LICENSING COMMITTEE

The undernoted item is circulated in connection with the meeting of the **LICENSING COMMITTEE** to be held here in the Town House on **TUESDAY, 12 MAY 2015 at 10.00 am.**

RODERICK MACBEATH
SENIOR DEMOCRATIC SERVICES MANAGER

BUSINESS

- 3.5 Grant of a Licence for a House in Multiple Occupation - 71 Clifton Road – appendix c (Pages 1 - 4)

Should you require any further information about this agenda, please contact Allison Swanson, tel 01224 522822 or email aswanson@aberdeencity.gov.uk

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Ally Thain

From: Brian Grieve
Sent: 13 April 2015 13:19
To: Ally Thain
Subject: 71 Clifton Road
Attachments: Letter to objector 10.4.15.doc

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Hi Ally

I attach for information a written response I have sent the neighbour objector to our landlord's application for HMO Licence at the above address.

I will be in contact when I have finalised a date for my planned trip to Aberdeen in the hope that we can meet up.

Thank you for your assistance to date.

Kind Regards,

Brian

Brian Grieve
HMO Operations Manager

Grant Property
14 Coates Crescent
Edinburgh
EH7 3AF

T. 0131 220 6360

W. www.grantproperty.com

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Ms Michelle Gavin

Date: 10 April 2015

Dear Ms Gavin

**OBJECTION TO HMO LICENCE APPLICATION:
71 CLIFTON ROAD, ABERDEEN**

We act as managing agents on behalf of our landlords Mark and Dawn Fletcher. The Council has provided us with a copy of your letter of objection to our landlords' application for HMO Licence in respect of the above property.

We are a professional property management and investment company with our headquarters based in Edinburgh. We currently manage in excess of 1150 properties in twelve locations in the UK.

Many of the properties under our management are HMO premises and we fully appreciate the need for robust management of such premises to ensure that they are safe to occupy and have no adverse impact on the amenity of neighbours.

In Aberdeen, we manage 32 properties and nine of these either are, or will be, HMOs. At time of writing, 71 Clifton Road is not occupied.

At all times, you can be assured that any complaints brought to our attention will be recorded, robustly investigated and a response sent to the complainer regarding the outcome of our enquiries and action taken. In appropriate cases, we will issue formal written warnings to tenants. In the absolute worst case scenario, and, having evidence of breaches in the tenancy agreement, we would approach our landlord with a view to terminating a tenancy.

I note in your objection that you state that you already have experience of several HMOs in your area and have experienced problems with issues such as bins.

The tenancy agreement that we have outlines various obligations which are the responsibility of the tenants. Important issues covered include antisocial behaviour by the tenants or their visitors and various duties placed upon the tenants such as the correct presentation of refuse for collection.

I fully understand how small issues, if not dealt with promptly, can become sources of irritation to neighbours.

Inspection of our properties takes place on a quarterly basis to ensure tenants are looking after the property.

We know and respect the rights of neighbours to quiet enjoyment of their properties and require our tenants to do the same. We do not wish our tenants to create any problems for neighbours either by their actions or their omissions and it is rightly incumbent upon us managing agents to ensure the properties we manage do not have any adverse impact on the amenity of neighbours and neighbouring properties.

Our landlords are responsible people who will maintain their property to a good standard and will not tolerate tenant behaviour which causes problems for neighbours.

At present, any concerns you may have regarding this property or any future occupants should be directed to our Dundee Branch in the first instance. Their contact details are as follows:

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Grant Property
Dundee Branch
20a Whitehall Crescent
Dundee
DD1 4AU

Tel. 01382 203838

Email - Dundee@grantproperty.com

Out-of-hours emergencies - Tel.

I sincerely hope this letter will provide you with some reassurance that we seek to manage this and all our properties professionally and diligently and expect our tenants to show due consideration to all neighbours at all times. In appropriate cases, robust and proportionate action will be taken against tenants who fail to meet required standards in terms of their behaviour.

I intend visiting Aberdeen in the near future and I would be happy to meet you to further discuss any concerns you may have. My contact details are as follows -

Tel.

Email -

Yours sincerely

BRIAN GRIEVE
HMO Operations Manager