

# LICENSING COMMITTEE INFORMATION SHEET

20 August 2019

## Public Application

**TYPE OF APPLICATION:** HMO LICENCE APPLICATION (RENEWAL)

**APPLICANT:** SAIDUNNABI PIYAL & ISRAT JAHAN

**ADDRESS:** 124 DON STREET, WOODSIDE, ABERDEEN

### INFORMATION NOTE

At the date of drafting this Information Note, the property is not suitable for occupation as an HMO for the reason that the accommodation does currently not meet the requirements of the statutory HMO guidance. The meeting of the Licensing Committee on 20 August 2019, is the last meeting before the one-year statutory deadline for determining this HMO licence application therefore if the property is still unsuitable by the day of the Committee, and the Committee are minded to refuse the application, they must do so at the meeting on 20 August 2019. I will advise the Committee whether the applicants have completed the necessary upgrading work.

### DESCRIPTION

The premises at No.124 Don Street, Woodside, Aberdeen, is a two-storey, mid-terraced house providing accommodation of 3 letting bedrooms, one kitchen & one bathroom. The applicant has requested an occupancy of 3 tenants, which is acceptable in terms of space and layout. The application under consideration is to renew an existing HMO licence.

### CONSULTEES

- Police Scotland
- Scottish Fire & Rescue Service
- A public Notice of HMO Application was displayed outside the building for the 21-day statutory period, alerting the general public to the HMO licence application.

### OBJECTIONS/REPRESENTATIONS

- Police Scotland – no objections
- Scottish Fire & Rescue Service – no objections
- General public – no objections

### COMMITTEE GUIDELINES/POLICY

All applications for HMO licences are dealt with in accordance with the Scottish Government's document:

## **GROUNDINGS FOR REFUSAL**

This application is being dealt with under the provisions of Part 5 of the Housing (Scotland) Act 2006, as amended. Available grounds of refusal are as follows:

- 1) The applicant and/or agent is not considered to be a 'fit & proper' person to hold an HMO licence, and
- 2) The property is unsuitable for occupation as an HMO for one, some or all of the following reasons:
  - i) Its location
  - ii) Its condition
  - iii) Any amenities it contains
  - iv) The type & number of persons likely to occupy it
  - v) Whether any rooms within it have been subdivided
  - vi) Whether any rooms within it have been adapted, resulting in an alteration to the water & drainage pipes within it
  - vii) The safety & security of persons likely to occupy it
  - viii) The possibility of undue public nuisance