

# MEMO

Shelter & Environment

**Housing & Environment**

4<sup>th</sup> Floor, St.Nicholas House



**ABERDEEN**  
CITY COUNCIL

To	Brenda Flaherty, Legal Manager, Resources Management, Town House		
From	Ally Thain, Private Sector Housing Manager, Housing & Environment		
Email	<a href="mailto:allyt@aberdeencity.gov.uk">allyt@aberdeencity.gov.uk</a>	Date	7 January 2011
Tel.	522870	Our Ref.	
Fax.		Your Ref.	

**Civic Government (Scotland) Act 1982  
(Licensing of Houses in Multiple Occupation) Order 2000  
Application for the Renewal of a Licence to Operate a House in Multiple  
Occupation (HMO) at No.72 Faulds Gate, Aberdeen  
Applicant/s: Aberdeen City Council  
Agent: Graham Souter, Housing Manager**

I refer to the above HMO Licence application, which is due to be considered by the Licensing Committee at its meeting on 19 January 2011, for the reason that the works and certification requirements have not been met.

I can advise you as follows:-

**The premises:-**

The premises to which this HMO Licence application relates is a two-storey terraced house with accommodation comprising of three letting bedrooms, one public room, one kitchen and one bathroom. The position of the premises is shown on Appendix 'A' attached to this memo.

**The HMO application:-**

The HMO Licence application was submitted to the Council on 30 April 2010. The HMO Officer visited the premises on 22 June 2010, then he wrote to the agent on 28 June 2010, listing the following requirements to bring the premises up to the current HMO standard:-

1. Installation of 30-minute fire-resistant, self-closing doors throughout.
2. Installation of a fire alarm/fire detection system.
3. All fire-safety provisions to be discussed with the tenants.
4. All bedroom & house exit doorlocks to be refitted with keyless locks.
5. Additional electric sockets to be installed.
6. Loose floorboards in the upper-floor landing to be repaired or replaced.
7. Kitchen extract fan to be repaired or replaced.
8. Kitchen light-switch to be replaced or repositioned.
9. Plasterwork within the kitchen to be properly finished.
10. The Notice for Display to be redisplayed for a further 21-day period.
11. The Notice for Display – Certificate of Compliance and the electrical & gas safety certificates to be submitted to the HMO Unit.

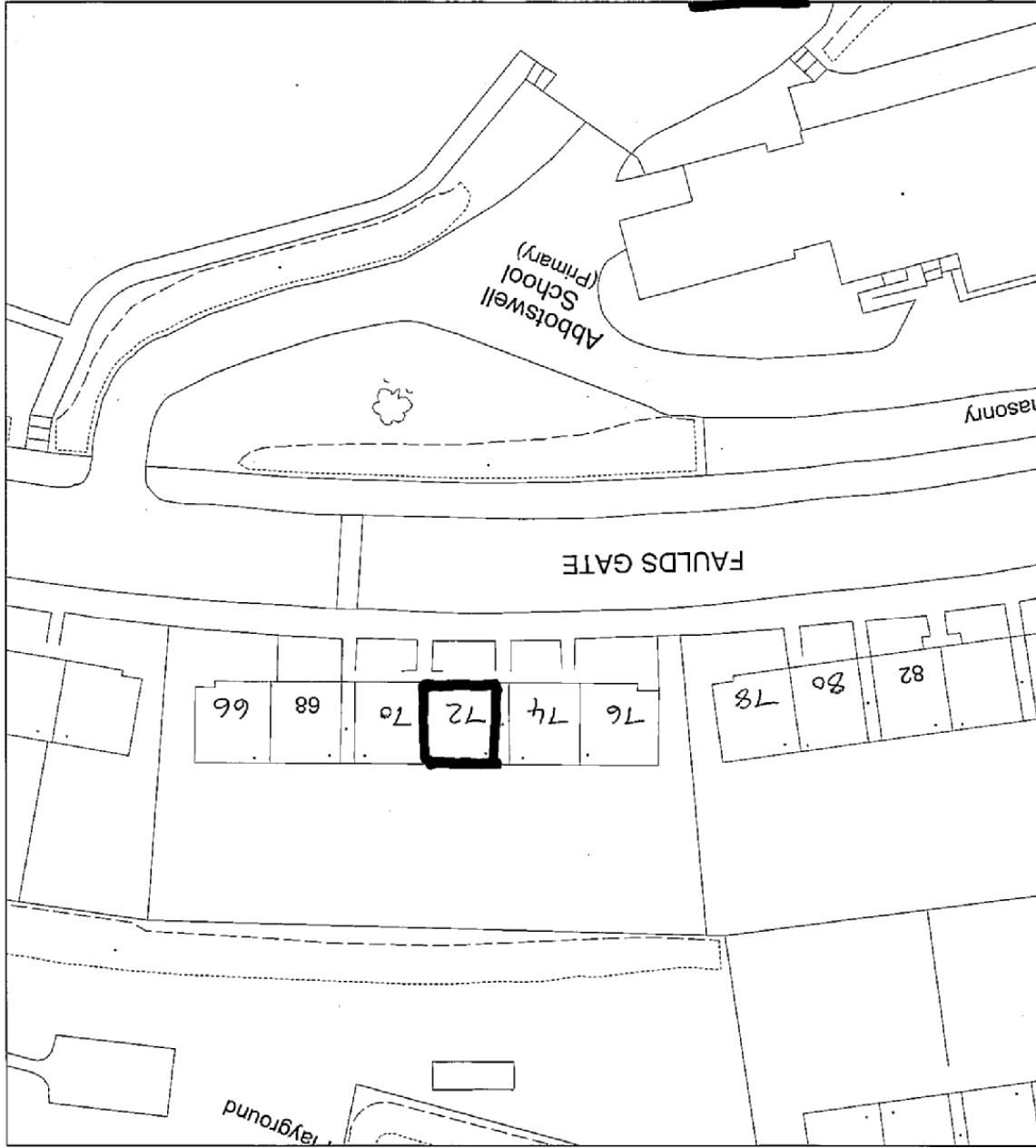
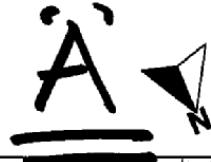
At the date of this memo, all work & certification requirements have not been met. Accordingly, the applicant has been invited to attend the meeting of the Licensing Committee on 19 January 2011, where the application will be discussed.

**Other considerations:-**

- The Chief Constable, Grampian Police, has been consulted in respect of the applicant's suitability as a "fit and proper person", and has made no comments or objections.
- Grampian Fire & Rescue Service has been consulted in respect of the suitability of the property, and has made no comments or objections.
- At the date of this memo, the Council's Antisocial Behaviour Investigation Team has no record of any complaint in respect of No.72 Faulds Gate, Aberdeen.
- Local Authority housing is exempt from the Landlord Registration scheme.
- The applicant has requested an occupancy of 3 tenants, which is acceptable to the HMO Unit.
- As mentioned above, the Council received the HMO Licence application on 30 April 2010. The Council must determine the application no later than 29 April 2011, otherwise the application will become deemed to be approved, which the Council must strive to avoid. If necessary, the application can be deferred until the Licensing Committee meets again on 23 March 2011, at the latest.

I trust the above explains the position. Please contact me on x2870 if you wish to discuss any of the above.

**Ally Thain**  
Private Sector Housing Manager



**Title:** APPLICATION FOR HMO LICENCE  
**PREMISES:** 72 FAULDS GATE, ABERDEEN  
**Scale:** 1:500  
**Date:** 20 December 2010  
**Map Ref:** NJ9303NW

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