

MEMO

Shelter & Environment

Housing & Environment

4th 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	allyt@aberdeencity.gov.uk	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 Grant of a Licence to Operate a House in Multiple
Occupation (HMO) at No.176C Clifton Road, Aberdeen
Applicant/s: Nwachukwu Aghanya
Agent: None stated**

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 first-floor flat with accommodation comprising of four 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 19 May 2010. The HMO Officer visited the premises on 27 May 2010, then he wrote to the applicant on 27 May 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. The flat exit doorlock to be refitted with a keyless lock.
4. A Fire Action Notice to be displayed within the premises.
5. A fire-blanket to be installed in the kitchen.
6. Bathroom walls which are affected by mould to be treated.
7. Damaged bathroom floor to be repaired.
8. The Notice for Display – Certificate of Compliance, Tenancy Agreement and the electrical & gas safety certificates to be submitted to the HMO Unit.

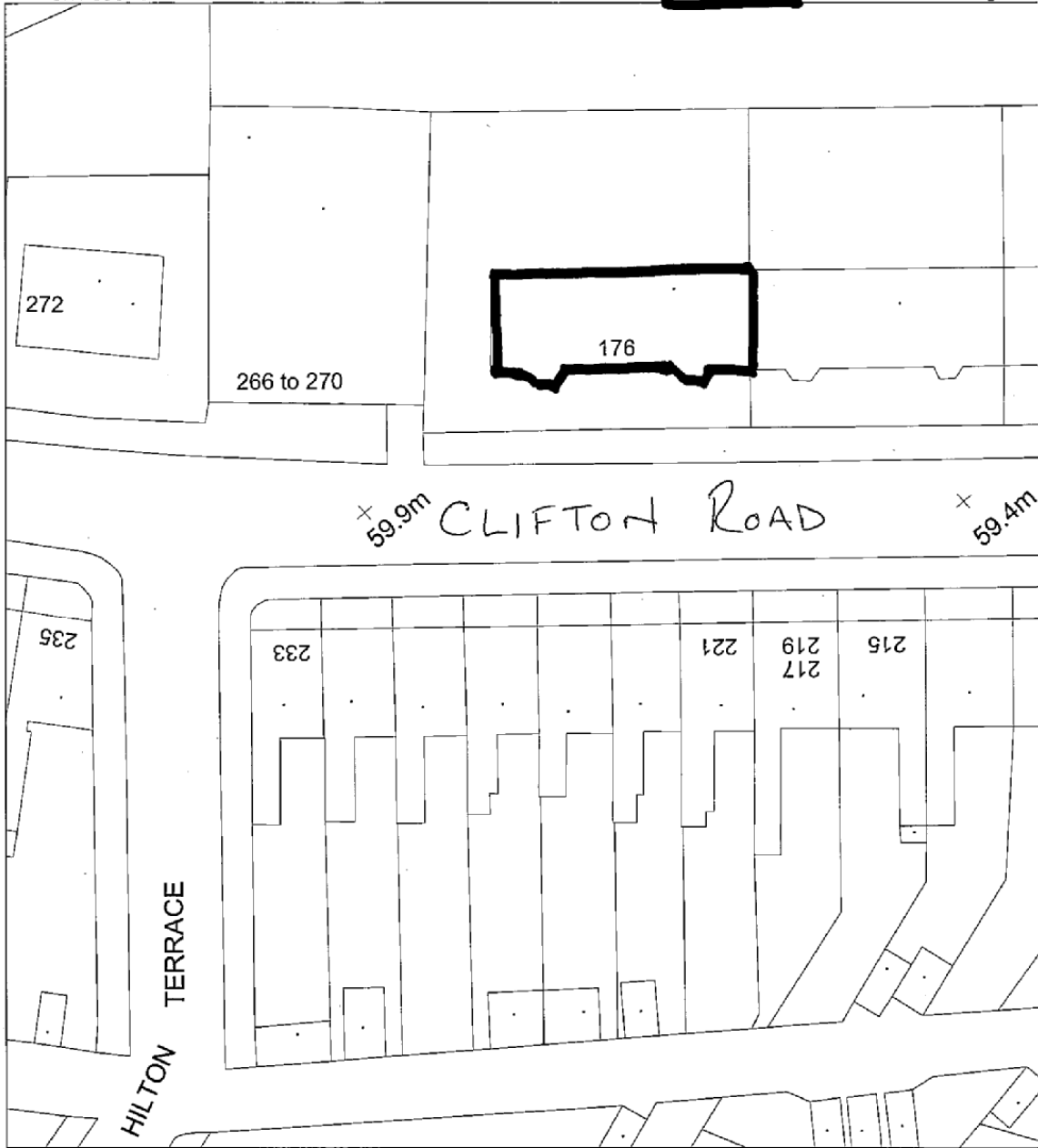
At the date of this memo, all work & certification requirements have not been met. Accordingly, the applicant has been invited to attend the meeting of the Licensing Committee on 19 January 2011, where the application will be discussed.

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.176C Clifton Road, Aberdeen.
- At the date of this memo, the applicant and his premises are not registered with the Landlord Registration database. It will therefore be necessary for the Landlord to register, although the registration fee will be waived should the HMO Licence be granted.
- The applicant has requested an occupancy of 4 tenants, which is acceptable to the HMO Unit.
- As mentioned above, the Council received the HMO Licence application on 19 May 2010. The Council must determine the application no later than 18 May 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
PROMISES: 176 C, CLIFTON ROAD, ABERDEEN
Scale: 1:500 **Date:** 20 December 2010 **Map Ref:** NJ9208SE

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