

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.130 Hamilton Place, Aberdeen
Applicant/s: Peter Mearns
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 application has been submitted within one year of the previous application being refused, and the applicant is claiming a material change in circumstances.

I can advise you as follows:-

Previous Application:-

The previous HMO Licence application was submitted to the Council on 15 December 2009. I advised the Licensing Committee at its meeting on 17 November 2010, that all requirements had not been met and that there had been a recent fire in the premises. Following deliberation, the Committee resolved to refuse the application.

The premises:-

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

The current HMO application:-

The current HMO Licence application was submitted to the Council on 7 December 2010. The HMO Officer reissued his previous letter of requirements to the applicant, listing the following requirements to bring the premises up to the current HMO standard:-

1. Installation of a fire alarm / fire detection system.
2. Installation of 30-minute fire-resistant room doors fitted with self-closers.
3. The front and rear exit doors to be fitted with keyless locks.
4. A padlock hasp to be removed from a first-floor bedroom door.
5. A Fire Action Notice to be displayed in the property.

6. A fire-blanket to be installed in the kitchen.
7. Additional electric sockets to be installed in all rooms.
8. Windows in each room to be capable of easy opening for ventilation.
9. The broken/missing tiles in the ground-floor shower-room to be replaced.
10. the housekeeping in several bedrooms to be improved.
11. All damage to ceilings & walls to be repaired and redecorated.
12. Construction of a staircase to the basement.
13. Adequate heating to be provided in all areas occupied by the tenants.
14. All valid gas & electrical safety certificates and the Tenancy Agreement to be submitted to the HMO Unit.

Material Change:-

The applicant submitted his application form together with a covering letter detailing the material change. The letter is attached as appendix 'B'.

At the date of this memo, all requirements have not been met, although the applicant still has 10 days within which to complete all requirements before the Committee considers the material change in circumstances. The HMO Officer will carry out a further inspection before the Committee meeting and I will advise the Committee of the outcome.

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.130 Hamilton Place.
- At the date of this memo, the applicant and another of his properties at No.106 Clifton Road, for which he holds a current HMO Licence, is registered with the Landlord Registration database. However, his property at No.130 Hamilton Place is not registered, therefore it will be necessary for him to register his property although the registration fee will be waived if an HMO Licence is granted.
- The applicant has requested an occupancy of 9 tenants, which is acceptable to the HMO Unit.

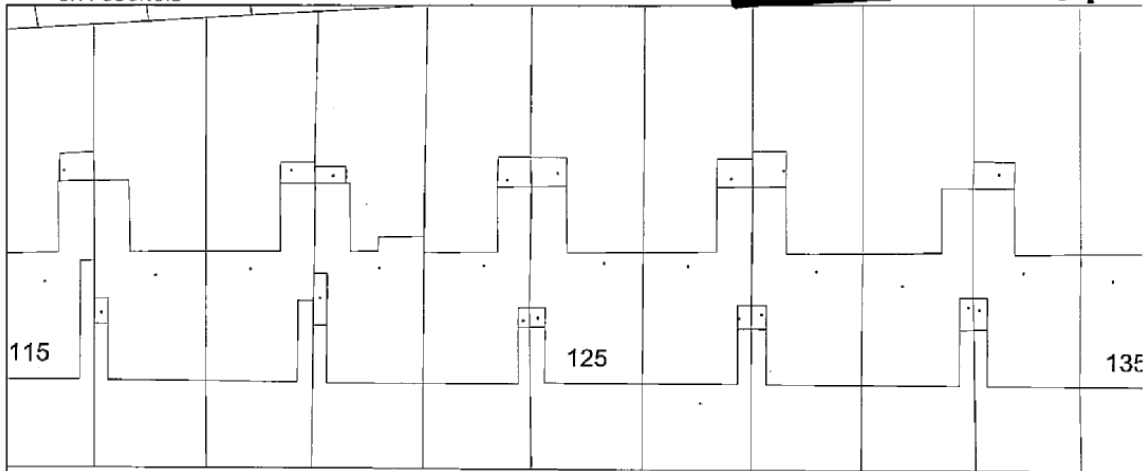
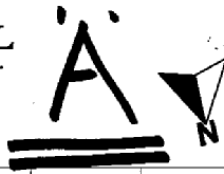
I trust the above explains the position. Please contact me on x2870 if you wish to discuss any of the above.

Ally Thain
Private Sector Housing Manager

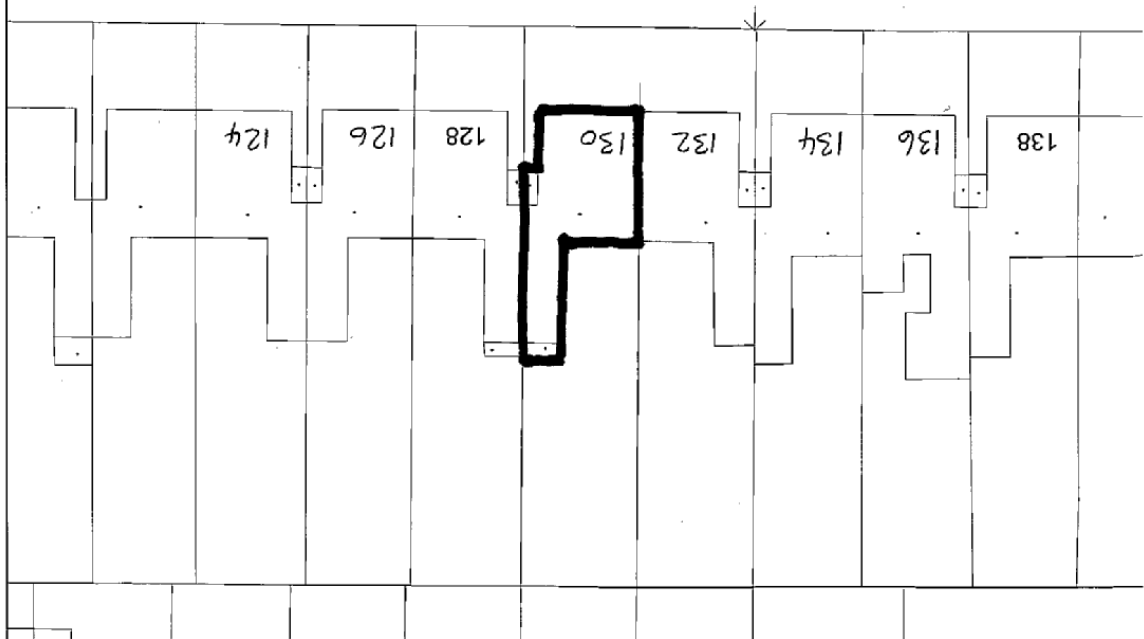


ABERDEEN
CITY COUNCIL

GEOGRAPHICAL
INFORMATION
SYSTEM



HAMILTON PLACE
+ 45.7m
BM 47.62m



Title: APPLICATION FOR HMO LICENCE
PREMISES: 130 HAMILTON PLACE, ABERDEEN

Scale: 1:500

Date: 21 December 2010

Map Ref: NJ9206SW



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APPENDIX 'B'

130 Hamilton Place

Aberdeen

AB15 5BB

29th November 2010-11-27

Aberdeen City Council,

H.M.O. Dept.

Dear Mr Thain,

Please find enclosed my application form and cheque for a re-application for an H.M.O. License for the above property. Prior to the next Licensing Committee Meeting I shall have presented a copy of the corrected Fire Alarm Commissioning Certificate to your inspector and have completed the outstanding refurbishment work on the bathroom and bedrooms.

This will be demonstrated at a follow up inspection and as such should constitute a 'material change in circumstances' from the previous application.

Yours faithfully,

A blacked-out signature, likely of Peter Mearns, is positioned above a horizontal line.

(Peter Mearns Landlord)