

# LICENSING COMMITTEE INFORMATION SHEET

19 January 2021

## Public Application

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

**APPLICANT:** RICHARD MAYS

**ADDRESS:** 25 UNIVERISTY ROAD, ABERDEEN

### INFORMATION NOTE

At the date of drafting this Information Note, a new HMO licence cannot be granted for the reason that the applicant has not completed the work & certification requirements to bring the property up to the current HMO standard. The meeting of the Licensing Committee on 19 January 2021, 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 19 January 2021. I will advise the Committee whether the applicant has satisfactorily completed the necessary work & certification requirements.

### DESCRIPTION

The premises at No.25 University Road, Aberdeen, is an upper flat (1<sup>st</sup> floor) providing accommodation of 3 letting bedrooms, one kitchen/diner & 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 a New application.

### 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:  
*'Licensing of Houses in Multiple Occupation: Statutory Guidance for Scottish Local Authorities'*

### GROUNDS 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

### OTHER CONSIDERATIONS

- The applicant is registered as a landlord with this Council and his registration includes 2 rental properties, one of which being No.25 University Road.
- The Council's Anti-Social Behaviour Investigation Team (ASBIT) has no record of any complaints of anti-social behaviour involving the tenants of No.25 University Road.
- The extent of the above-mentioned work & certification requirements is as follows:
  - 1) An IP44 Rated light fitting must be installed to the bathroom/shower rooms if deemed by the current IEE Regulations BS 7671.
  - 2) All faulty/missing light bulbs must be immediately replaced.
  - 3) The number of electrical sockets must meet the following minimum Standard: 6 in the kitchen – 6 in the bedrooms – 6 in the living room – 4 Additional sockets elsewhere in the premises. In this regard ensure that the required number of sockets in each room is readily accessible.
  - 4) A Carbon Monoxide Detector (operated by a long life sealed battery) must be installed within any room where a gas appliance or a flue from such an appliance is located and must be installed in accordance with the manufactures instructions.
  - 5) All room and final exit door locks must be capable of being opened from the inside, without the use of a key. Any door lock not normally in use must be permanently disabled. In this regard a lock with a turn button

would be suitable on the final exit doors and also bedroom doors if they are to be fitted with locks.

- 6) All self-closing doors must be capable of closing fully against their stops from all angles of swing.
- 7) A window in each room must be capable of being easily opened for ventilation. In this regards the bathroom window is required to be repaired/renewed and the window catch located on the bedroom 2 window (left hand opening sash) is required to be renewed. The cracked double-glazed unit located in the utility room is also required to be renewed.
- 8) With regards to the open fire located in bedroom 2, a prohibition notice is required to be prominently displayed on or near the open fire.
- 9) Access to the loft area is to be controlled, as discussed on site.
- 10) A bed, wardrobe and chest of drawers is to be supplied to bedroom
- 11) Installation Condition Report (including Portable Appliance Test certificate) to be submitted to the HMO Unit.