

**LICENSING COMMITTEE INFORMATION SHEET**  
**06 September 2023**

**Public Application**

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

**APPLICANT:** PETER REANEY

**ADDRESS:** 27 POWIS TERRACE, ABERDEEN

**AGENT:** STONEHOUSE LETTINGS

**INFORMATION NOTE**

At the date of drafting this Information Note, a new HMO licence cannot be granted for the reason that the certification and work requirements to bring the property up to the current HMO standard have not been completed. The meeting of the Licensing Committee on 06 September 2023, is the last meeting before the one-year statutory deadline for determining this HMO licence application therefore if the property is still unsuitable for occupation as an HMO by the day of the Committee, and the Committee are minded to refuse the application, they must do so at the meeting on 06 September 2023. I will advise the Committee whether the applicant has satisfactorily completed the necessary work and certification requirements.

**DESCRIPTION**

The property at No.27 Powis Terrace, Aberdeen, is a 2 Storey, mid-terraced property, providing accommodation of 4 letting bedrooms, kitchen, utility room, lounge, shower room and bathroom. The applicant has requested an occupancy of 4 tenants, which is acceptable in terms of space and layout.

**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 the registration includes No.27 Powis Terrace, Aberdeen.
- The Council's Anti-Social Behaviour Investigation Team (ASBIT) has no record of any complaints of anti-social behaviour involving the tenants of No.27 Powis Terrace, Aberdeen.
- The extent of the above-mentioned certification requirements is as follows:
  - 1) All self-closing doors must be capable of closing fully against their stops from all angles of swing. In this regard the bedrooms 1 & 2 doors are to be adjusted to latch correctly. The lounge door latch is to either be repaired or renewed and the door checked for correct operation.
  - 2) The rear exit door is to be eased for correct operation, as discussed on site.
  - 3) There is evidence of mould growth to the bathroom ceiling; this should be treated with an anti-fungicidal wash as per manufactures instructions. The affected areas should then be coated with an anti-fungicidal paint and then decorated accordingly.

- 4) Make good the hole to the ground floor hallway wall and decorate accordingly.
- 5) The following documentation to be submitted for inspection:
  - Notice of HMO Application - Certificate of Compliance – Online HMO application confirmation required.
  - Itemised Portable Appliance Testing (PAT) Certificates, for all electrical appliances provided by the owner (annually).