

# MEMO

Shelter & Environment

**Housing & Environment**

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



**ABERDEEN**  
CITY COUNCIL

To	Eric Anderson, Senior Solicitor, Corporate Governance, 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	1 September 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.10 Orchard Road, Aberdeen  
Applicant/s: Laserase (Scotland) Limited  
Agent: None stated**

I refer to the above HMO Licence application, which may be considered by the Licensing Committee at its meeting on 14 September 2011, for the reason that one 'late' letter of objection was received by the HMO Unit.

I can advise you as follows:-

**The premises:-**

The premises to which this HMO Licence application relates is a two-storey house with accommodation comprising of three letting bedrooms, two public rooms, 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 received by the Council on 11 July 2011. The Certificate of Compliance submitted by the applicant declares that the Notice for Display was displayed between 2 July 2011 – 23 July 2011.

**Works / Certification Requirements:-**

The HMO Officer carried out an initial inspection, then he wrote to the applicant on 19 July 2011, listing upgrading work and certification requirements to bring the property up to the current HMO standard. At the date of this memo, all requirements have not been met, although this is not the reason for referral to the Licensing Committee.

**Letter of objection:-**

One letter of objection was received by the HMO Unit on 1 August 2011, outwith the statutory 28-day period for lodging objections or representations. If the Committee decides to consider the letter, it will be circulated to Members at the meeting.

**Other considerations:-**

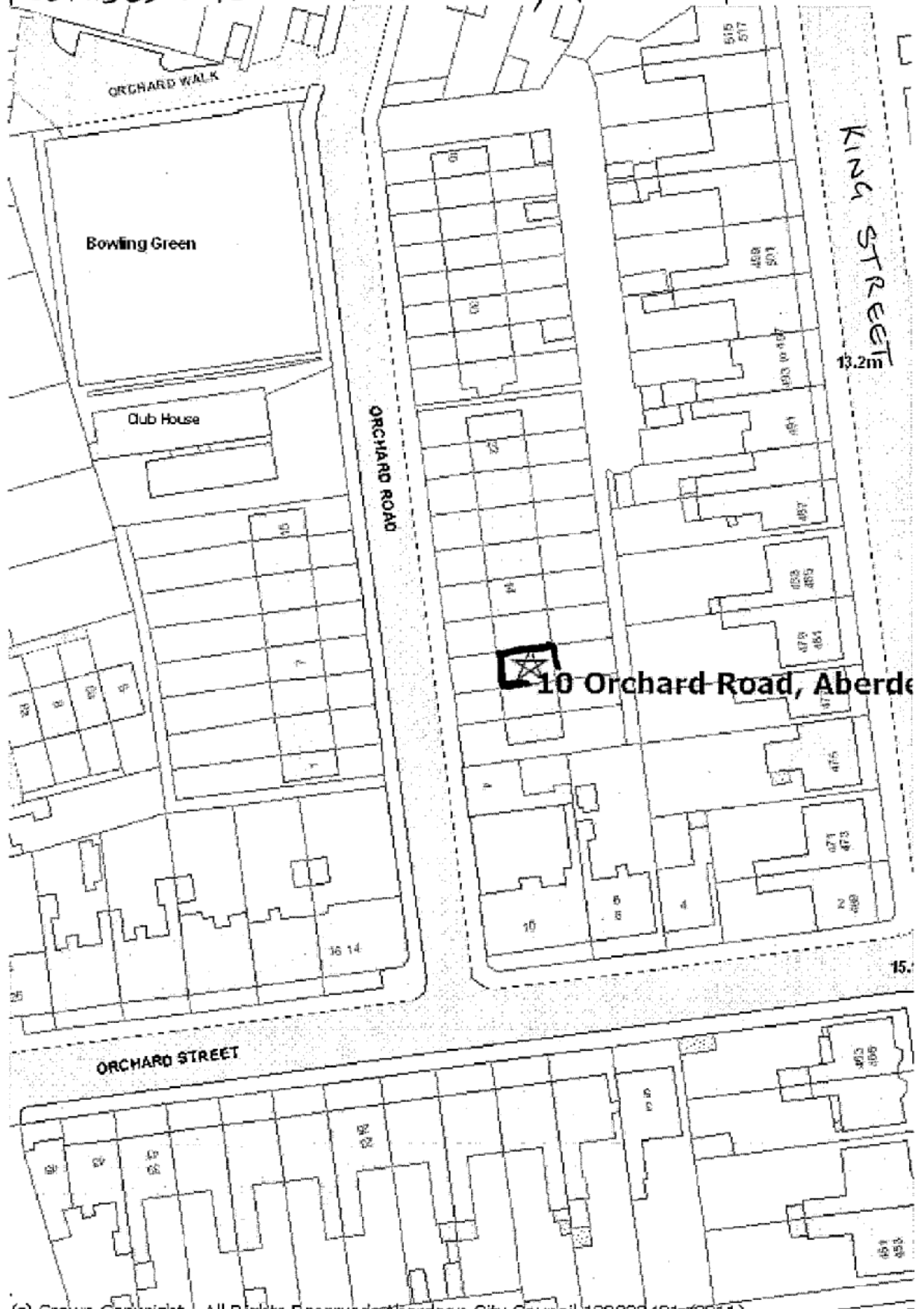
- The Chief Constable, Grampian Police, has been consulted in respect of the applicant's suitability as a "fit and proper person", and has made no comments or objections.
- Grampian Fire & Rescue Service has been consulted in respect of the suitability of the property, and has made no comments or objections.
- At the date of this memo, the Council's Antisocial Behaviour Investigation Team (ASBIT) has no record of any complaint in respect of No.10 Orchard Road, Aberdeen.
- The applicant is registered with the Landlord Registration database, but not the property. The applicant should add the property prior to commencing operation as a rental property.
- The applicant has requested an occupancy of 4 persons, which is acceptable to the HMO Unit in terms of space and layout.
- Nos.8 & 12 Orchard Road are licensed HMOs. Nos 14 & 16 Orchard Road are pending HMO Licence applications.

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: 10 ORCHARD ROAD, ABERDEEN



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