







Lower Ground Floor West, Marischal College

То	Eric Anderson, Senior Solicitor, Corporate Governance, Town House					
From	Ally Thain, Private Sector Housing Manager, Housing & Environment					
Email	allyt@aberdeencity.gov.uk	Date	1 November 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.7B Powis Crescent, Aberdeen

Applicant/s: Abdulkadri Dawod

Agent: Nurriyat Bakare

I refer to the above HMO Licence application, which is due to be considered by the Licensing Committee at its meeting on 23 November 2011, for the reason that one 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 ground-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 received by the Council on 7 March 2011, however it was necessary for the HMO Officer to instruct the applicant to redisplay the Notice for Display in a public place. The Notice for Display - Certificate of Compliance declares that the Notice was displayed between 1 – 22 April 2011.

Works / Certification Requirements:-

All HMO upgrading work and certification requirements to bring the property up to the current HMO standard have been satisfactorily completed.

Letter of objection:-

One letter of objection was received by the HMO Unit on 6 April 2011 and is therefore competent. The letter is attached as Appendix 'B'.

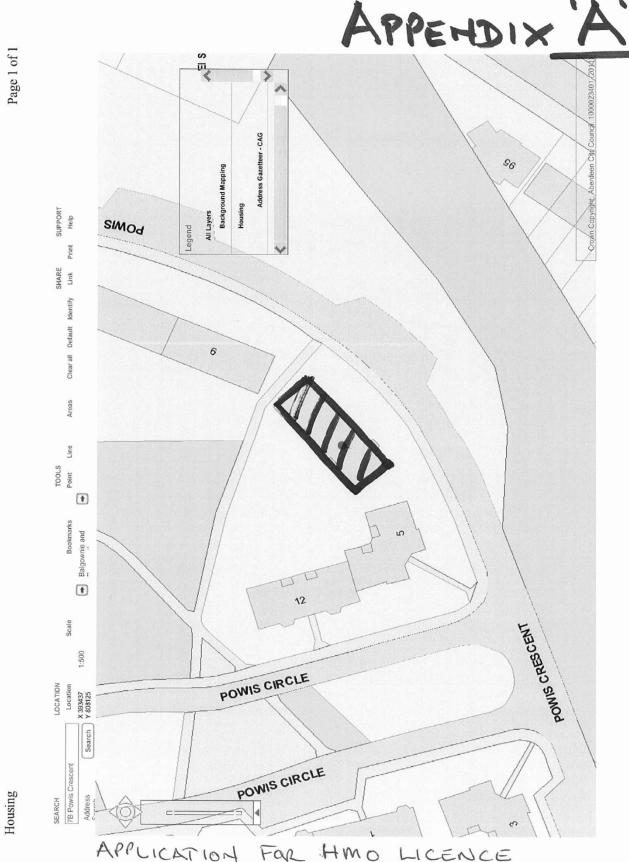
Other considerations:-

- 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.7B Powis Crescent, Aberdeen.
- At the date of this memo, neither the applicant nor the property are registered with the Landlord Registration database. The applicant must therefore register although the fee will be waived if the Licence is granted.
- The applicant has requested an occupancy of 4 persons, which is acceptable to the HMO Unit in terms of space and layout.

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



APPLICATION FOR HMO LICENCE 7B POWIS CRESIENT

APPENDIX B



To whom it may concern,

Please accept this letter as an **objection** to the application requested for a House in Multiple Occupancy of **7 Flat B Powis Crescent**, **Aberdeen**, **AB24 3YS**.

Our main reasons for objection are due to the following:

- Lack of bin space/allocation for each tenant as the rooms in 7B seem to be rented out individually (there are 4 bedrooms and we suspect that the living room is used as a bedroom too), so they accumulate their own rubbish.
- These tenants don't seem to recycle. They put all their rubbish into the permanent
 residents' bins instead, which means that bags of rubbish are left outside the bins and
 causes public health problems such as littering and seagulls tearing open bags of rubbish and
 scattering them all over the street.
- Previous tenants have caused noise and disruption, i.e. loud music coming from 7B, as many
 of their tenants appear to not care about the wellbeing of their neighbours.
- Lack of safety as we do not know how these tenants are being vetted or if they're simply
 accepted by the landlord without references. i.e. communal doors left open. More over you
 do not know who these tenants are and whether or not they have been vetted by the
 landlord.
- The communal areas are not cleaned by the residents at 7B. Only the permanent residents do this job.
- The landlord does not seem to care for the maintenance of the communal areas e.g ensuring
 the security door works by paying towards it; checking to see if strange 'gas-like smells'
 coming from the flat should be investigated properly.
- Littering by the pervious tenants e.g throwing rubbish/beer bottles out of the window instead of disposing of their rubbish properly.
- Notice of HMO was placed onto a street lamp pole in front of building, I only noticed this by chance. This should have been place in an area (communal lobby) for everyone to see/read.



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