

MEMO

Shelter & Environment

Housing & Environment

Lower Ground Floor West, Marischal College



ABERDEEN
CITY COUNCIL

To	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

APPENDIX 'A'

Housing

SEARCH
7B Powis Crescent
Address Search

LOCATION
Location
X 393437
Y 808125

Scale 1:500

TOOLS
Point Line
Bookmarks
Balgownie and

SHARE
Link Print
Clear all Default Identify

SUPPORT
Help

POWIS CIRCLE
POWIS CRESCENT

6
5
12
95

POWIS

Legend
All Layers
Background Mapping
Housing
Address Gazetteer - CAG

ES

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APPLICATION FOR HMO LICENCE
7B POWIS CRESCENT ABERDEEN

Appendix 'B'

Mr. Miah
7 Flat A, Powis Crescent
Aberdeen
AB24 3YS
07876033719

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.

Best Regards


Mr. Miah

ABERDEEN CITY COUNCIL	
Neighbourhood Services Central	
HMO Unit	
Date Received:	6 APR 2011
Date Logged on Fiare	