

LICENSING COMMITTEE INFORMATION SHEET

27 August 2025

Public Application

TYPE OF APPLICATION: HMO LICENCE APPLICATION (NEW)

APPLICANT: SCOTT FORRESTER

AGENT: STEWART PROPERTY SERVICES LIMITED

ADDRESS: 51 LESLIE ROAD, ABERDEEN

INFORMATION NOTE

- Application Submitted 03/04/2025
- Determination Date 02/04/2026

This HMO licence application is on the agenda of the Licensing Committee for the reason that 1 representation/objection letter was submitted to the Private Sector Housing Team.

If, after consideration of the representation/objection, the Committee is minded to grant the HMO licence, it may do so since at the time of drafting this information note, the necessary upgrading works and certification have been completed.

DESCRIPTION

The property at 51 Leslie Road, Aberdeen, is the subject of this new HMO licence application and its accommodation is a 2-storey dwelling house comprising, 4 letting bedrooms, lounge, kitchen and bathroom. The applicant wishes to accommodate a maximum of 4 tenants, which is acceptable to the Private Sector Housing Team in terms of space and layout. The location of the premises is shown on the plan attached as Appendix A.

CONSULTEES

- Police Scotland
- Scottish Fire & Rescue Service
- A public Notice of HMO Application was displayed outside the building, alerting the public to the HMO licence application.

REPRESENTATIONS/OBJECTIONS

- Police Scotland – no objections
- Scottish Fire & Rescue Service – no objections
- One objection letter from Objector A (Attached as Appendix B)
- One representation from Scott Forrester (Attached as Appendix C)

The objection was received within the statutory time period therefore the Council must consider.

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'](#)

GROUNDINGS FOR REFUSAL

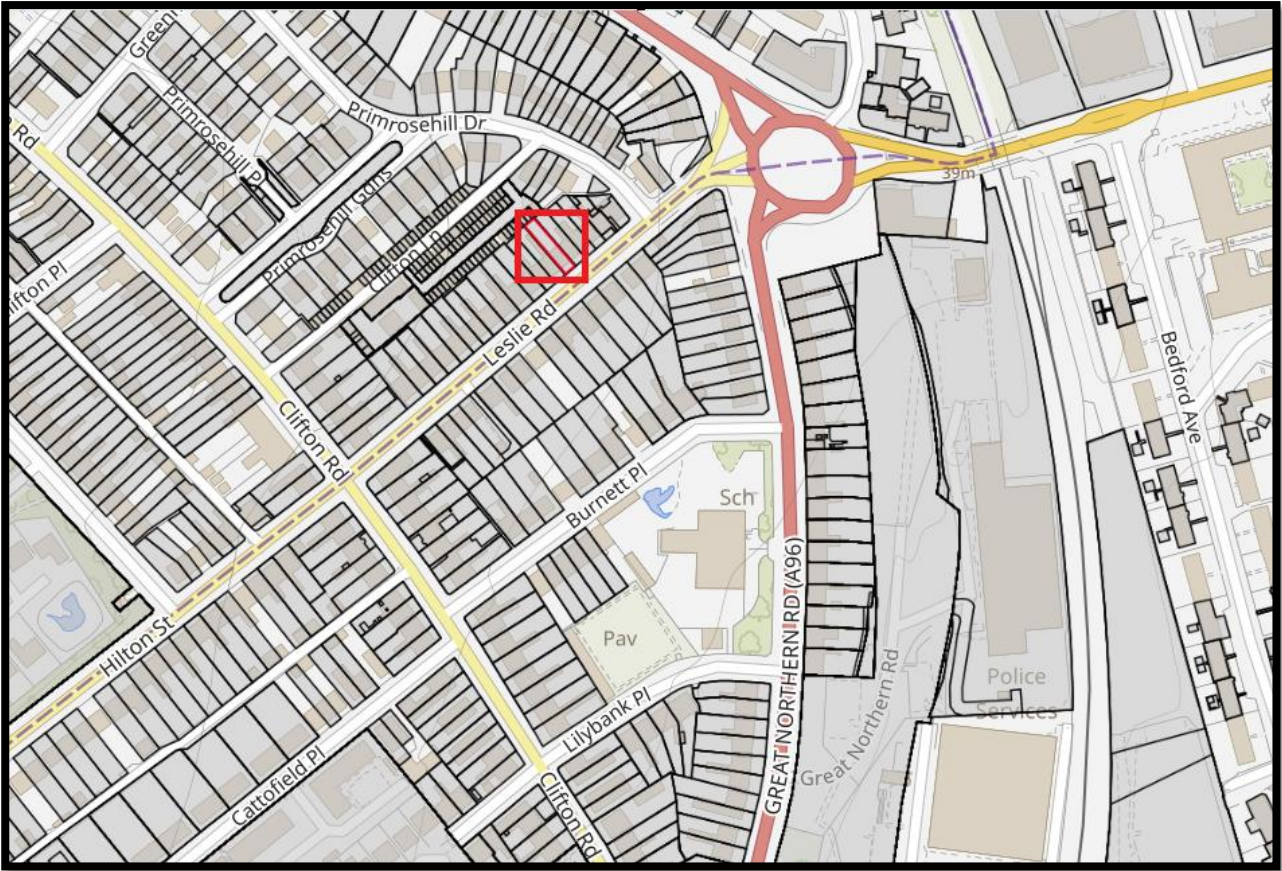
This application is being dealt with under the provisions of [Part 5 of the Housing \(Scotland\) Act 2006](#), as amended. Available grounds of refusal are as follows:

- 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 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
 - ix) There is, or would be, an overprovision of HMOs in the locality

OTHER CONSIDERATIONS

- The applicant is as a landlord with this Council and their registration includes 51 Leslie Road, Aberdeen.
- The Council's Community Safety Team has no record of anti-social behaviour complaints in respect of 51 Leslie Road, Aberdeen.
- There are currently 5 other HMO licensed properties at Leslie Road (No. 4, 7, 20, 57, and 61).
- The previous property owner did have an HMO Licence.
- The property is currently unlicensed. As this is a new application, the property cannot operate as an HMO until the Licence application is determined.
- The objection mentions car parking. Members may wish to note that car parking is not a consideration of HMO Licensing it is not specifically mentioned in the Statutory Guidance.

'A'



From: [REDACTED]
Sent: 04 April 2025 11:23
To: HMOUnit <HMOUnit@aberdeencity.gov.uk>
Subject: HMO Objection

OBJECTION to HMO Licence @ 51 Leslie Road, Aberdeen, AB24 4HU.
Application Reference HOUS702484930

Dear Sir/Madam,

I write to object to an HMO licence at 51 Leslie Road, Aberdeen, AB24 4HU.

My home [REDACTED] is next door to this property and this property had been rented out by the previous owners and caused years of public nuisance to the immediate neighbours.

At [REDACTED] had lived there for over 50 years, had been complaining of the noise from the previous tenants (students) as the noise travels through the dividing walls.
There was a constant stream of noise, banging and slamming of doors throughout the whole day; and through the night.
It became unbearable and eventually they decided to sell their family home, a home they grew up in and left the city.
The new owners of [REDACTED] complained immediately about the noise coming from 51 Leslie Road as soon as they bought their property.
They would get quite emotional about how it was affecting them.
Very soon they were stating they HATED living here, wished they never moved there. The family became quite distressed.
Fortunately, they only had to endure months of this as the students had finished their course and left the property.

However, once 51 Leslie Road was put on the market to be sold, the new owners of [REDACTED] were totally distressed of the slightest possibility that a new landlord would take over the property and they/we would be subjected to the constant noise again.
Sadly, they decided to sell. They informed me they accepted a low offer to sell their home rather than face the prospect of enduring anything remotely like they did when they initially moved in.

Please also note, parking on the street is very limited and not suitable for another Houshold with multiple vehicles.

This street is very congested and is obviously a main route for emergency services.

Finally, I suffer with health conditions. It is undoubtedly not in my best interests to endure the constant stream of noise that emitted previously from 51 Leslie Road when it was previoulsy rented out to multiple people.

Sincerely,

[REDACTED]

From:**Sent:** 03 August 2025 20:08**To:** HMOUnit <HMOUnit@aberdeencity.gov.uk>**Subject:** HMO application, 51 Leslie Road AB24 4HU

To the HMO unit,

I am the new owner of 51 Leslie Road, AB24 4HU, and this is my reply to your request for a response to the objection to my application.

Before I bought the property I was told by the estate agent that the previous owners bought the house more than 20 years ago to rent to students as an HMO. So it has a long history as an HMO, it has repeatedly had its HMO licence renewed in the past, and the chances are that many of the neighbours have moved to the street since it has been an HMO.

The house has now been unoccupied for over two years and according to recent media reports bringing empty properties back into use is supposed to be an priority for local councils.

I am a farmer in Aberdeenshire. On the farm we have two rental properties and there has never been any complaint of anti social behaviour from the tenants. I own two HMOs in Aberdeen and there has never been a complaint of anti-social behaviour from the tenants of them, not to the letting agent, the council or the police. Given my unblemished record as a landlord I do not think an unsubstantiated allegation from one person about alleged events more than two years ago, involving tenants who no longer live at the property, a landlord who no longer owns the property and a letting agent who is no longer involved with the property, can be regarded as relevant to my application.

As to the parking issue, part of the reason I bought the property is that it has a garage. This house has off street parking. Also, as the house is unoccupied it is a condition of my insurance that I have to inspect it every week. I can honestly say I have never been unable to park on Leslie Road. I have visited at different times on different days and have always been able to get a parking space.

As an existing HMO the house is fitted with spring loaded door closers on almost all the doors. It is not possible to slam these doors as the closers offer resistance if they are forcefully pushed shut. The only doors without such closers are the front, rear and bathroom doors.

I am hesitant to make this final point because I might be wrong about the identity of the complainer, however...

I was told by the estate agents that the property had a right of access over a narrow lane that runs behind number 49, 47 and so on, which gives access to the rear lane and the garages. My lawyer also pointed this out during the purchase process. The day I got the keys to the house I had a good look round the garden and realised for the first time that the occupiers of number 49 have removed any wall or fence there ever was between the lane and their garden, incorporating the ground into their garden and that on the boundary with number 47 there was a solid door that was padlocked. I thought this was a bit of a red flag but did nothing. A couple of weeks later as I was leaving the front of the house I met a couple going into number 49. We made polite small talk for a couple of minutes, then I politely raised the issue of the locked gate. I said I had no problem with the gate being locked but my tenants would need a key so they could use the path. Immediately the atmosphere changed, they became "abrupt" and quickly entered their house. I have had no further contact with them at all. I subsequently found out that when the house had been unoccupied another resident of Leslie Road had been cutting the grass for the previous owners who lived outwith the area and that he had a key for the padlock. I eventually got his key but when I tried it, it would not open the lock. I believe the residents at number 49 have installed a new padlock deliberately to deny me access. If, and I realise it is a big if, the objection that has been made is from the residents of number 49 I would ask the committee to consider if it is a malicious vexatious complaint from some "bad neighbours" who do not want students crossing their garden .

If the complainer is not from number 49 I apologise.

Thank you for considering my application

Scott Forrester