

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	24 May 2012
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.81C Hardgate, Aberdeen

Applicant/s: Ian Rees

Agent: Ledingham Chalmers LLP

I refer to the above HMO Licence application, which will be considered by the Licensing Committee at its meeting on 6 June 2012, for the reason that all HMO requirements have not been completed.

I can advise you as follows:-

The premises:-

The premises to which this HMO Licence application relates is an upper-floor flat with accommodation comprising of three letting bedrooms, one public room, one kitchen & one bathroom.

The HMO application:-

The HMO Licence application was received by the Council on 30 June 2011. The HMO Officer visited the premises on 8 July 2011, then he wrote to the applicant on 12 July 2011, listing the following requirements to bring the premises up to the current HMO standard:-

1. Reduction in the amount of tenants living in the property, to comply with the HMO legislation.
2. The means of escape from the inner bedroom must be discussed with all tenants.
3. The existing fire detection/fire alarm system must be tested on a weekly basis.
4. A door closer to be fitted to the bathroom door.
5. All fire doors to be checked and adjusted where necessary to ensure that they fully close against their stops.
6. All fire-safety provisions to be explained to the tenants, including instructions not to wedge open any fire door or disconnect the self-closing devices or obstruct the hallway.
7. A Fire Action Plan to be displayed in the property.
8. The Notice for display to be redisplayed.
9. The Notice for Display-Certificate of Compliance to be submitted to the HMO Unit.

At the date of this memo, all work & certification requirements have not been met. Accordingly, the applicant has been invited to attend the meeting of the Licensing Committee on 6 June 2012, where the application will be discussed.

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.81C Hardgate, Aberdeen.
- The applicant and his property were registered with the Landlord Registration database, however the registration expired in February 2011 and has not been renewed. It will therefore be necessary for the applicant to re-register immediately.
- The applicant has requested an occupancy of 3 persons, which is acceptable to the HMO Unit in terms of space and layout.
- As mentioned above, the Council received the HMO Licence application on 30 June 2011. The Council must determine the application no later than 29 June 2012, otherwise the application will become deemed to be approved, which the Council must strive to avoid. Accordingly, I will advise the Committee whether the Licence has been granted under delegated powers, or some works are still outstanding. If works are still outstanding and the Committee are minded to refuse the Licence, it must do so at its meeting on 6 June 2012.

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