

MEMO

Shelter & Environment

Housing & Environment

4th Floor, St.Nicholas House



ABERDEEN
CITY COUNCIL

To	Brenda Flaherty, Legal Manager, Resources Management, Town House		
From	Ally Thain, Private Sector Housing Manager, Housing & Environment		
Email	allyt@aberdeencity.gov.uk	Date	18 November 2009
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.60 Victoria Road, Aberdeen

Applicants: RLR Properties Ltd

Agent: Martin & Co.

I refer to the above HMO Licence application, which is due to be considered by the Licensing Committee at their meeting on 2 December 2009, for the reason that the works and certification requirements have not been met.

I can advise you as follows:-

The premises:-

The premises to which this HMO Licence application relates is a top-floor flat located within a traditional granite tenement, with accommodation comprising of three bedrooms, 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 submitted to the Council on 19 December 2008. The HMO Officer visited the premises on 10 March 2009, then he wrote to the agent on 11 March 2009, listing the following requirements to bring the premises up to HMO standard:-

1. Installation of a fire alarm / fire detection system.
2. Installation of 30-minute fire-resistant room doors fitted with self-closers.
3. A Fire Action Notice to be displayed.
4. A fire blanket to be installed in the kitchen.
5. Windows in all rooms to be capable of easy opening for ventilation.
6. The mechanical extract fan in the kitchen to be repaired or replaced.
7. All valid gas & electrical safety certificates, the Tenancy Agreement and the Notice for Display-Certificate of Compliance to be submitted to the HMO Unit.

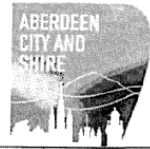
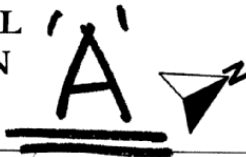
This HMO Licence application was considered by the Licensing Committee at its last meeting on 28 October 2009, for the reason that works and certification requirements had not been met. Neither the applicant nor any representative attended the meeting, and the Committee resolved to defer the application to the meeting on 2 December 2009. At the date of this memo, all requirements have not been met.

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 has no record of any complaint in respect of the top-floor flat at No.60 Victoria Road, Aberdeen.
- The applicant and his property are currently registered with the Landlord Registration scheme.
- As mentioned above, the Council received the HMO Licence application on 19 December 2008. The Council must determine the application no later than 18 December 2009, otherwise the application will become deemed to be approved, which the Council must strive to avoid. The meeting of the Licensing Committee on 2 December 2009 is the last one before the deadline on 18 December 2009, therefore if all requirements have not been met and the Committee is minded to refuse the application, it must do so at its meeting on 2 December 2009.

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: HMO LICENCE APPLICATION
 PREMISES: 60 VICTORIA ROAD, ABERDEEN
 Scale: 1:500 Date: 13 October 2009 Map Ref: NJ9405SE

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