

# MEMO

Shelter & Environment

**Housing & Environment**

4<sup>th</sup> 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	<a href="mailto:allyt@aberdeencity.gov.uk">allyt@aberdeencity.gov.uk</a>	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.13 Talisman Road, Aberdeen**

**Applicants: Peter J.Lawrence**

**Agent: Burnett & Reid, Solicitors**

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 two-storey, semi-detached house, with accommodation comprising of three bedrooms, two public rooms, 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 7 January 2009. The HMO Officer visited the premises on 12 February 2009, then he wrote to the agent on 13 February 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. The house entrance doors to be refitted with keyless locks.
4. The loft hatch vent to either be replaced with a fire-block vent or sheeted over.
5. A Fire Action Notice to be displayed.
6. A fire-blanket to be installed in the kitchen.
7. Windows in all rooms to be capable of easy opening for ventilation.
8. All valid gas & electrical safety certificates, the Tenancy Agreement and the Notice for Display-Certificate of Compliance to be submitted to the HMO Unit.

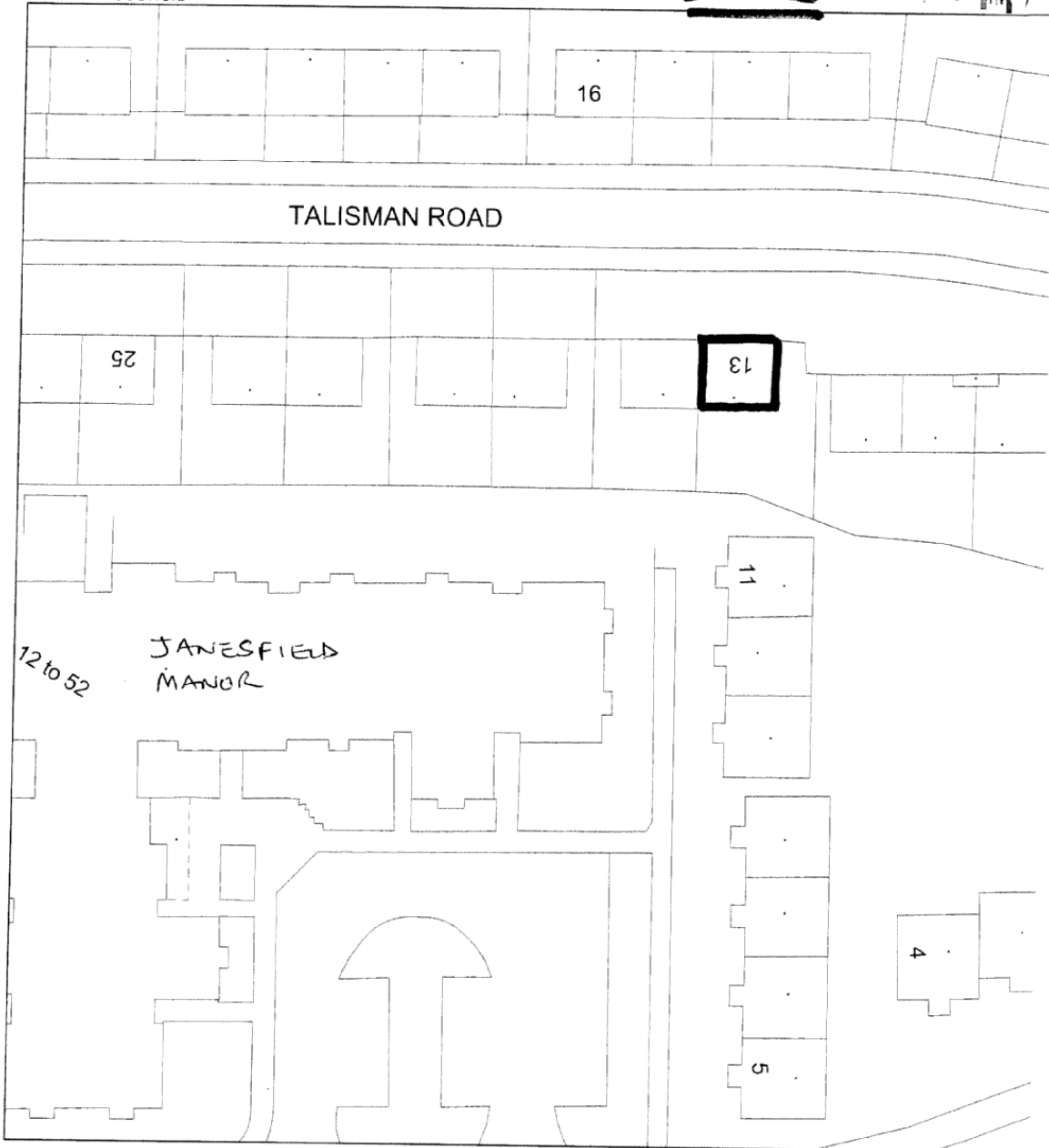
This HMO Licence application was considered by the Licensing Committee at its last meeting on 28 October 2009, for the reason that works and certification requirements had not been met. Neither the applicant nor any representative attended the meeting, and the Committee resolved to defer the application 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 No.13 Talisman Road, Aberdeen.
- At the date of this memo, the applicant and his property are registered with the Landlord Registration scheme.
- As mentioned above, the Council received the HMO Licence application on 7 January 2009. The Council must determine the application no later than 6 January 2010, 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 6 January 2010, therefore if all requirements are not complete 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 : 13 TALISMAN ROAD, ABERDEEN

**Scale:** 1:500      **Date:** 13 October 2009      **Map Ref:** NJ9103SW

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