

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 Renewal of a Licence to Operate a House in Multiple Occupation (HMO) at No.610 King Street, Aberdeen

Applicants: William McNicoll & Lorna McNicoll

Agent: Remax AAA

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 An upper-floor maisonette contained within a two-flatted block. The accommodation comprises of five 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 submitted to the Council on 30 January 2009. The HMO Officer visited the premises on 16 February 2009, then he wrote to the applicants on 17 February 2009, listing the following requirements to bring the premises up to the current HMO standard:-

1. Installation of a fire alarm / fire detection system.
2. Dampness is evident at the front entrance, which requires to be eradicated.
3. A Fire Action Notice to be displayed.
4. A fire-blanket to be installed in the kitchen.
5. All valid gas & electrical safety certificates, the Tenancy Agreement and the Notice for Display-Certificate of Compliance to be submitted to the HMO Unit.

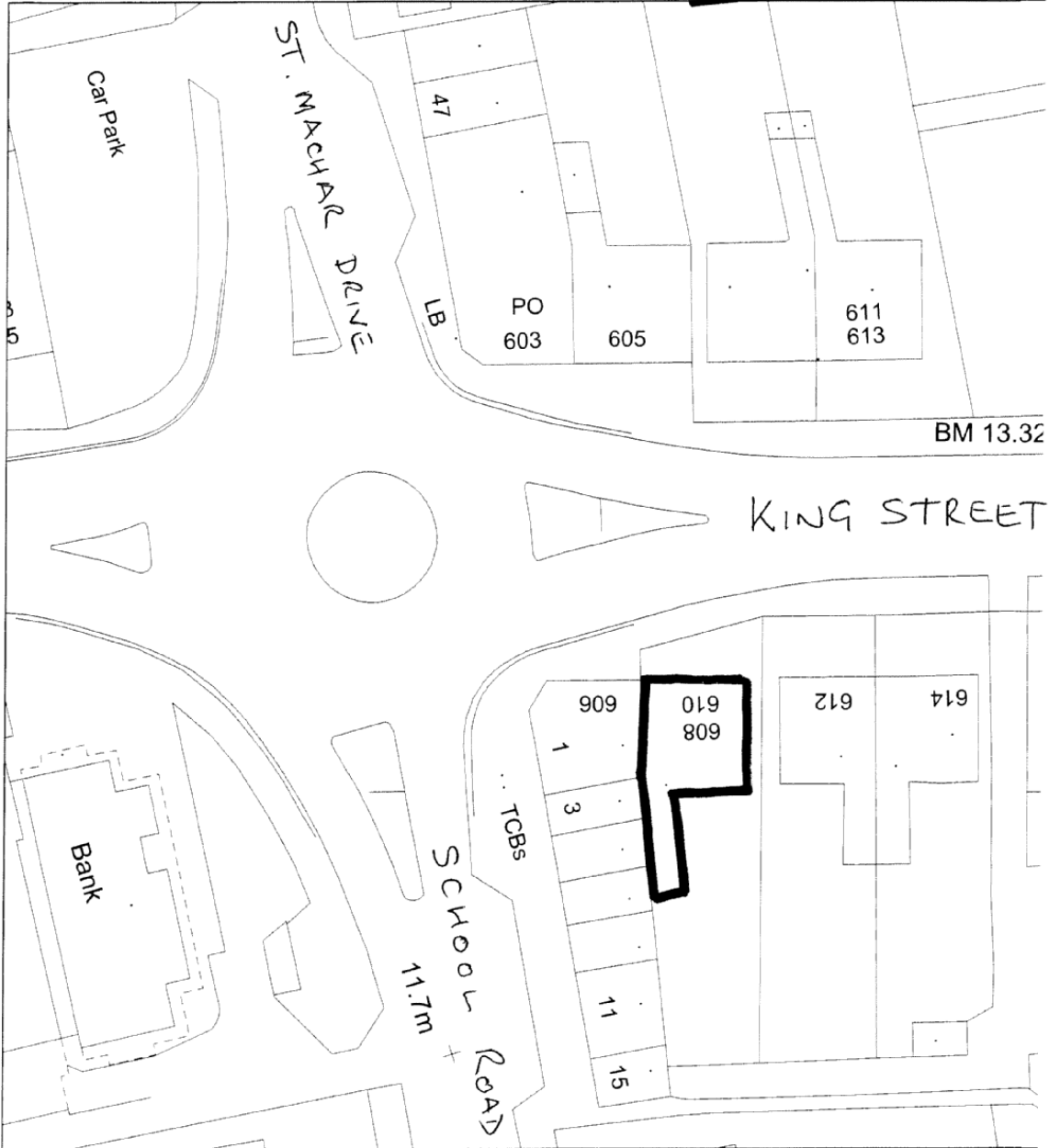
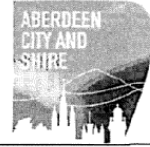
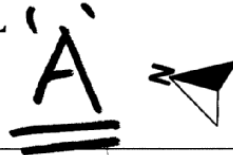
At the date of this memo, all works & certification requirements have not been met. Accordingly, the applicants have been invited to attend the meeting of the Licensing Committee on 2 December 2008, where the application will be discussed.

Other considerations:-


- The Chief Constable, Grampian Police, has been consulted in respect of the applicants' 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 one record of a noise complaint in respect of No.610 King Street, Aberdeen, in October 2007. The complaint was that doors were being slammed at 3am. The complaint was resolved by advice given, and no further complaints have been received.
- At the date of this memo, the applicants and their property are registered with the Landlord Registration scheme.
- As mentioned above, the Council received the HMO Licence application on 30 January 2009. The Council must determine the application no later than 29 January 2010, otherwise the application will become deemed to be approved, which the Council must strive to avoid. If necessary, the application can be deferred until the Licensing Committee meets again on 13 January 2010, at the latest.

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: 610 KING STREET, ABERDEEN
Scale: 1:500 Date: 20 October 2009 Map Ref: NJ9408SW

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