

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.2 Grandholm Avenue, Bridge of Don, Aberdeen

Applicants: Manuel A.Maldonado

Agent: None stated

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 a letter of objection has been received by my HMO Unit.

I can advise you as follows:-

The premises:-

The premises to which this HMO Licence application relates is a detached two-storey house, with accommodation comprising of five bedrooms, one public room, one dining/kitchen, three bathrooms and one toilet. The position of the premises is shown on Appendix 'A' attached to this memo.

The HMO application:-

The HMO Licence application was received by the Council on 7 October 2009. The HMO Officer visited the premises on 21 October 2009, then he wrote to the applicant on 2 November 2009, listing several requirements to bring the premises up to the current HMO standard. At the date of this memo, all requirements have not been met.

Letter of objection:

The HMO Unit received a letter of objection from Kenneth Miara, 79 Grandholm Crescent, Bridge of Don, Aberdeen (attached as appendix 'B'). The letter was received within the statutory 21-day period for consultation and is therefore a 'competent' objection.

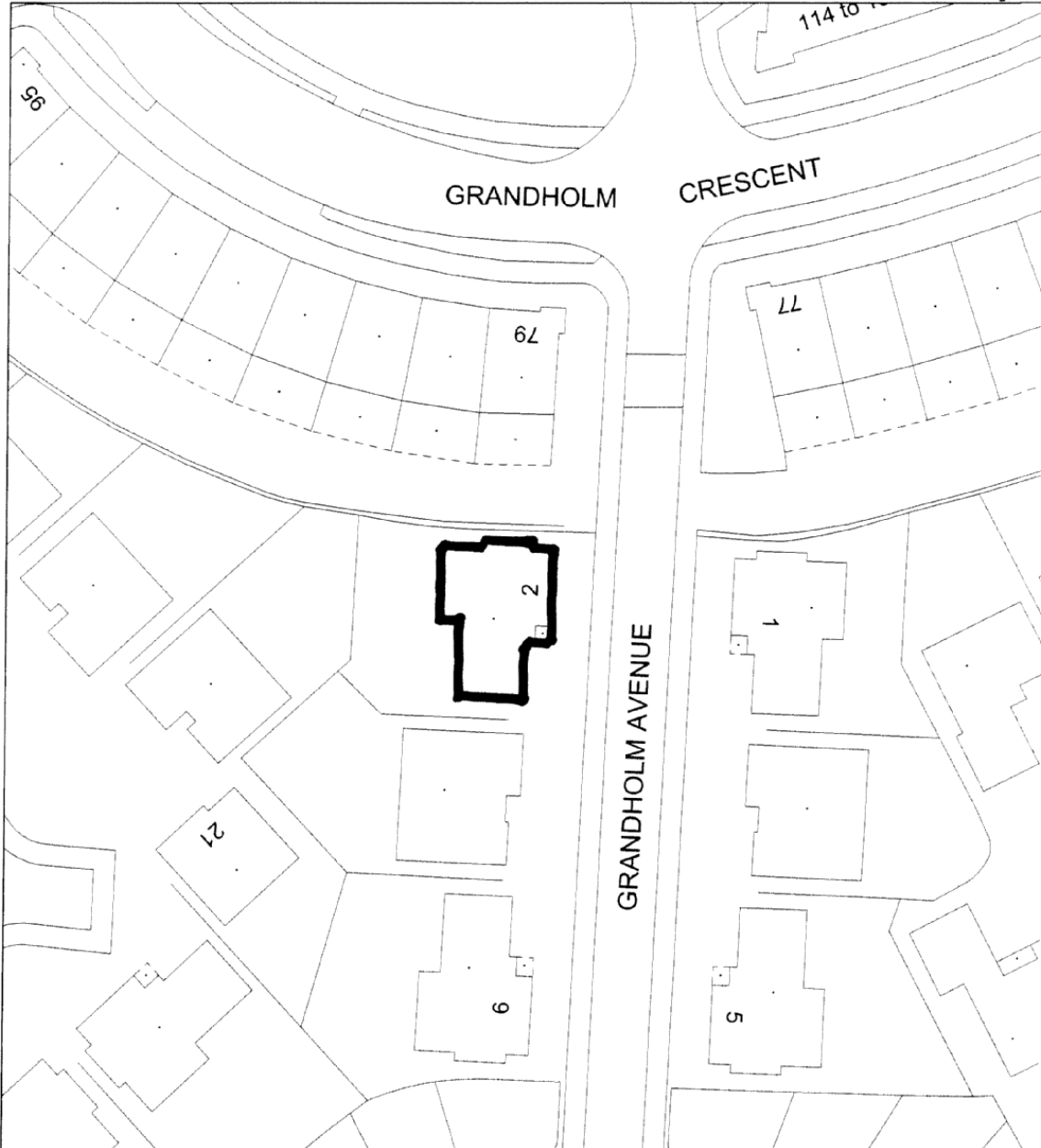
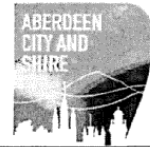
Other considerations:-

- 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.2 Grandholm Avenue, Bridge of Don, Aberdeen.
- The applicant is currently living in the property therefore he is exempt from the Landlord Registration scheme.
- The objector is an immediate neighbour of the HMO property.

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: 2 GRANDHOLM AVENUE, BRIDGE OF DON, ABERDEEN

Scale: 1:500

Date: 18 November 2009

Map Ref: NJ9209SE



ABERDEEN CITY COUNCIL	
Neighbourhood Services Central	
HMO Unit	
Date Received	28 OCT 2009
Date Logged on Flare	

'B'

FAO: Mr A. Thain
HMO Unit
St Nicholas House
Broad Street
Aberdeen

Mr Kenneth Miara
79 Grandholm Crescent
Aberdeen
AB22 8AY

28th October 2009

Contact – Ken Miara
Tel: 01224 825110
Mob: 07767852871
Miagi@talktalk.net

Our Reference: 2 Grandholm Avenue
You're Reference: HMO 2 Grandholm Avenue.

Dear Sir

I wish to raise an objection to the HMO application for 2 Grandholm Avenue, Aberdeen.
My grounds for the objection are as follows.

Grandholm Avenue is a small residential street that is closely surrounded by family homes on all sides. Parking is very restricted and already there is a growing problem with cars mounting the kerb in an effort to find space. The area is populated by families many of whom have young children and are comfortable that they are in a safe and secure environment.

In my opinion the address in question is not suitable for a HMO licence for the following reasons. As the property has four double bedrooms the potential would be that it may house up to at least eight adults at any one time. The property has allocated parking for two cars and this may result in up to an additional six cars attempting to park in the street and inevitably to parking in other parts of the estate.

Having a large amount of new tenants on a regular basis is also a concern. For example if these tenants are students they may change with each new term. They may also be short term tenants that are being used for seasonal work. My worry is that this type of tenant may have no regard for the environment or the neighbours that share the area.

Having spoken to some of my immediate neighbours concerns raised are that a constant turn around of new faces leads to worries in regard to home security, noise and the safety of their children. I am obviously concerned from a personal point of view, as my property is directly to the side of the requesting property and I do not wish to have my life turned upside down with increased noise both from people and traffic.

I hope that you may look at this objection from the point of view of the long term home owners and if possible visit the area to obtain an overall view to help in reaching a decision.

Yours sincerely
Kenneth Miara.

