

# 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	9 February 2010
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.479 King Street, Aberdeen  
Applicant/s: Malcolm A.K.Kpedekpo  
Agent: Margaret Duffus Leasing**

I refer to the above HMO Licence application, which is due to be considered by the Licensing Committee at their meeting on 24 February 2010, 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 four 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 1 April 2009. The HMO Officer visited the premises on 30 April 2009, then he wrote to the applicant on 6 May 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. Installation of 30-minute fire-resistant room doors fitted with self-closers.
3. A Fire Action Notice to be displayed within the flat.
4. A fire-blanket to be installed in the kitchen.
5. All valid gas & electrical safety certificates and the Tenancy Agreement to be submitted to the HMO Unit.

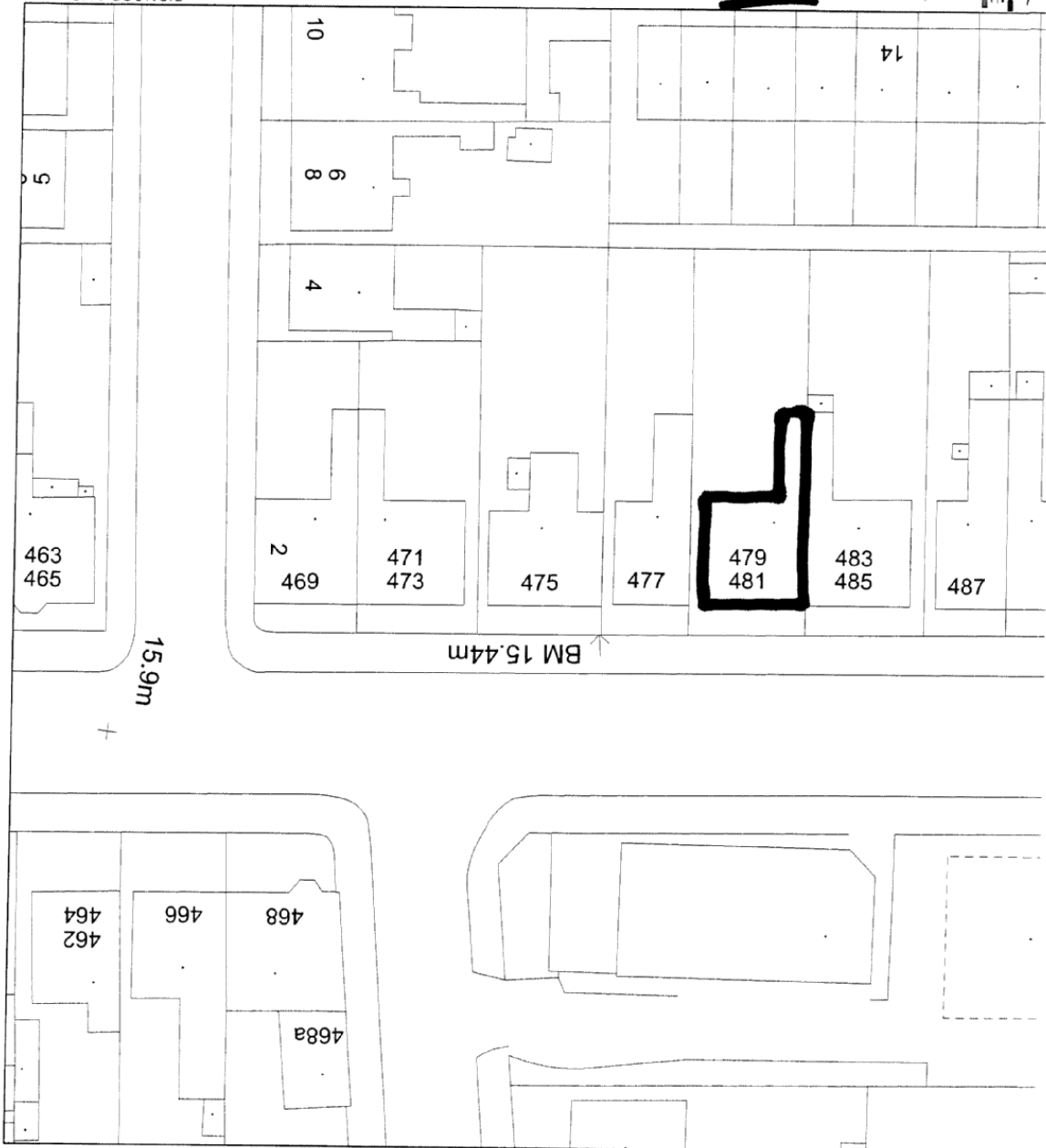
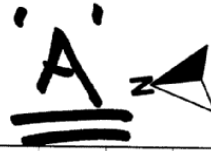
This HMO Licence application was considered by the Licensing Committee at its meeting on 13 January 2010, for the reason that works and certification requirements had not been met. The Committee resolved to give delegated powers to grant the Licence as soon as all requirements have been met. At the date of this memo, all works & certification 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.479 King Street, Aberdeen.
- At the date of this memo, the applicant and his property are registered with the Landlord Registration scheme.
- The applicant has requested an occupancy of 4 tenants, which is acceptable to the HMO Unit.
- As mentioned above, the Council received the HMO Licence application on 1 April 2009. The Council must determine the application no later than 31 March 2010, otherwise the application will become deemed to be approved, which the Council must strive to avoid. The meeting of the Licensing Committee on 24 February 2010 is the last one before the 31 March 2010 deadline, therefore if all requirements have not been met by the day of the Committee and the Committee is minded to refuse the application, it must do so at its meeting on 24 February 2010.

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:** APPLICATION FOR HMO LICENCE  
**Premises:** 479 KING STREET, ABERDEEN  
**Scale:** 1:500      **Date:** 14 December 2009      **Map Ref:** NJ9407NW

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