

# 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.22 Woodhill Road, Aberdeen  
Applicant/s: Douglas Callum  
Agent: Thomson Properties**

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 a letter of objection has been received.

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 four bedrooms, one public room, one kitchen, one bathroom and one shower-room. 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 6 January 2010. The HMO Officer visited the premises along with the agent on 2 February 2010, but could not gain access to the bedrooms. A further inspection will be arranged, but it is likely that some upgrading work will be required.

**Letter of objection:**

The HMO Unit received a letter of objection from Mary Chilton, 24 Woodhill Road, Aberdeen (attached as appendix 'B'). The letter was received within the statutory 21-day period for consultation and is therefore a 'competent' objection. The objector has been invited to attend the meeting of the Licensing Committee on 24 February 2010.

**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.22 Woodhill Road, Aberdeen.
- The applicant and his premises are registered with the Landlord Registration database.
- The applicant has requested an occupancy of 5 tenants, which is acceptable to the HMO Unit.
- The objector is the immediate neighbour of the applicant.

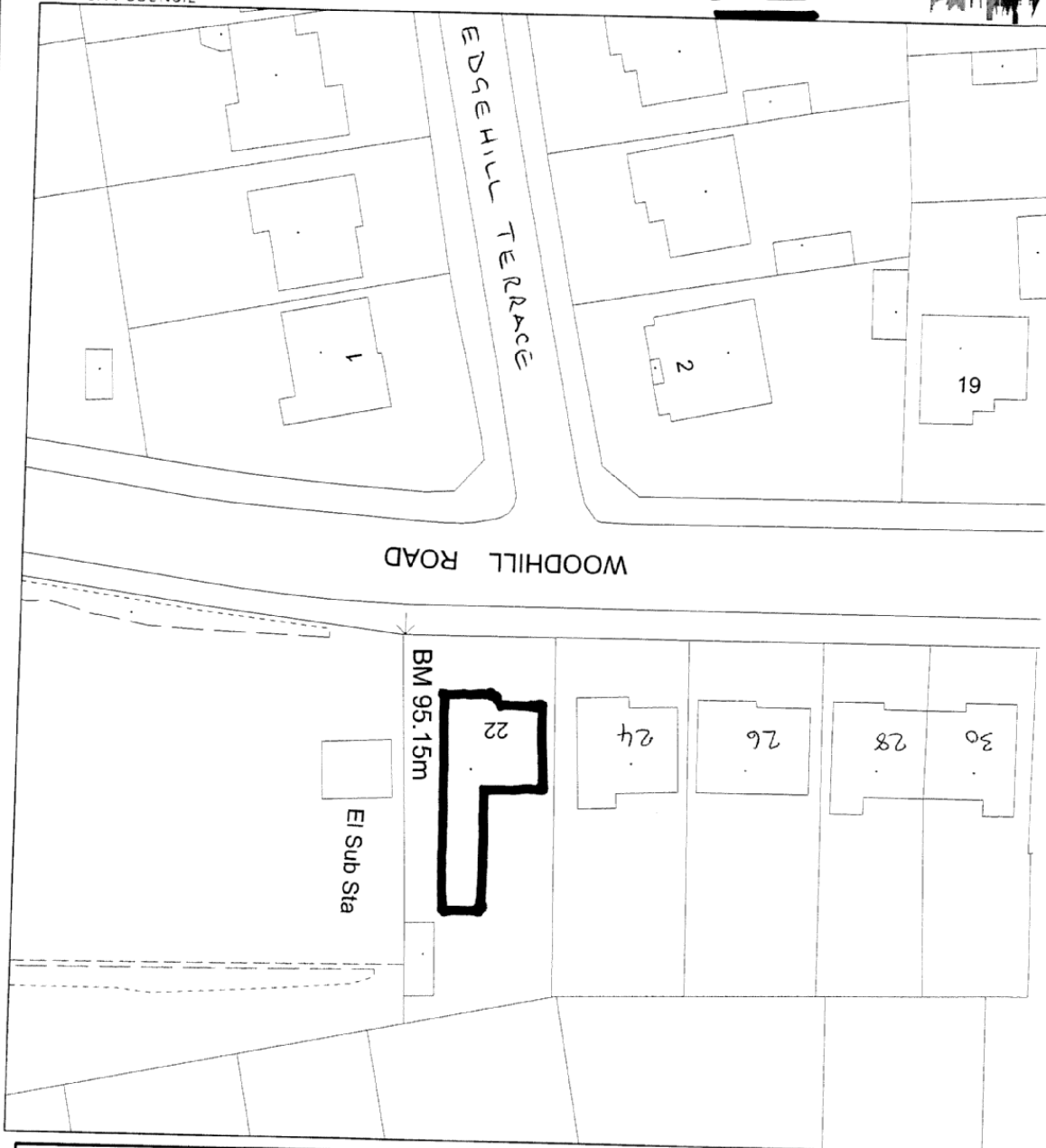
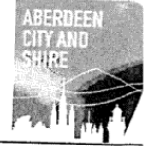
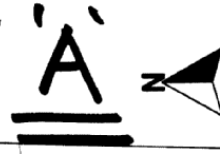
I trust the above explains the position. Please contact me on x2870 if you wish to discuss any of the above.

**Ally Thain**  
Private Sector Housing Manager



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# GEOGRAPHICAL INFORMATION SYSTEM



**Title:** APPLICATION FOR HMO LICENCE  
**Premises:** 22 WOODHILL ROAD, ABERDEEN  
**Scale:** 1:500  
**Date:** 02 February 2010  
**Map Ref:** NJ9106SW

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