

# MEMO

Shelter & Environment

**Housing & Environment**

4<sup>th</sup> Floor, St.Nicholas House



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	7 April 2010
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.11 Orchard Walk, Aberdeen  
Applicant/s: Mr & Mrs P.Hart  
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 21 April 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 inner-terraced two-storey house, with accommodation comprising 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 24 June 2009. The HMO Officer visited the premises on 2 July 2009, then he wrote to the applicants on 14 July 2009, listing the following requirements to bring the premises up to the current HMO standard:-

1. A fire alarm / fire detection system to be installed.
2. The self-closing device on one of the bedrooms to be reinstated.
3. The house exit doors to be fitted with keyless locks.
4. The Notice for Display-Certificate of Compliance and the electric periodic inspection report to be submitted to the HMO Unit.

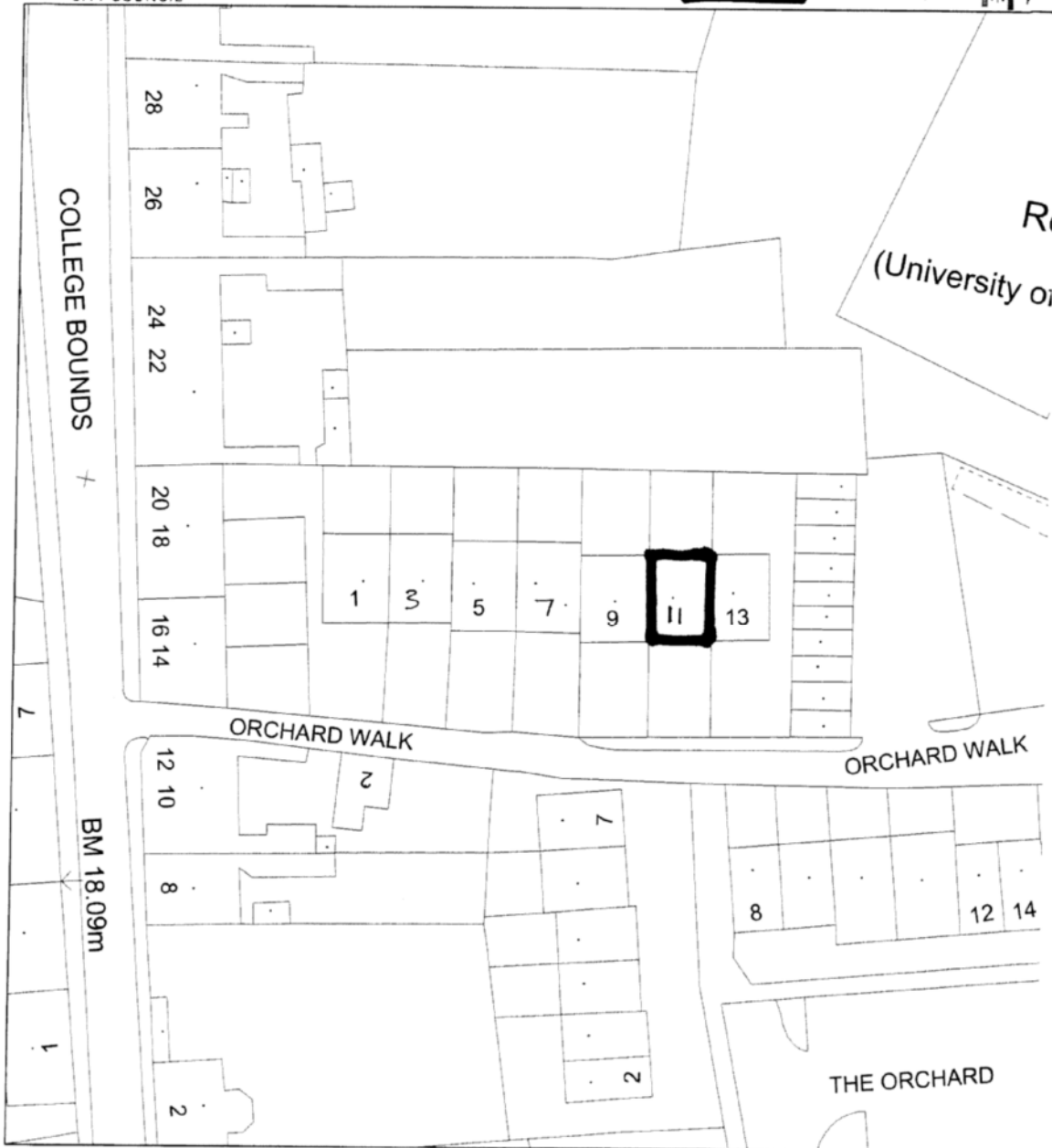
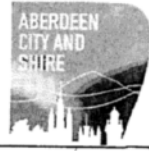
At the date of this memo, all work requirements have not been met. Accordingly, the applicants have been invited to attend the meeting of the Licensing Committee on 21 April 2010, where the application will be discussed.

**Other considerations:-**

- The Chief Constable, Grampian Police, has not yet responded to the request for a "fit and proper person" check to be carried out therefore a further request has been made.
- 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.11 Orchard Walk, Aberdeen.
- The applicants and their premises are registered with the Landlord Registration database.
- The applicants have requested an occupancy of 5 tenants, which is acceptable to the HMO Unit.
- As mentioned above, the Council received the HMO Licence application on 24 June 2009. The Council must determine the application no later than 23 June 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 2 June 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:** APPLICATION FOR HMO LICENCE  
**Premises:** 11 ORCHARD WALK, ABERDEEN  
**Scale:** 1:500      **Date:** 05 April 2010      **Map Ref:** NJ9307NE

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