

MEMO

Shelter & Environment

Housing & Environment

4th Floor, St.Nicholas House



To	Brenda Flaherty, Legal Manager, Resources Management, Town House		
From	Ally Thain, Private Sector Housing Manager, Housing & Environment		
Email	allyt@aberdeencity.gov.uk	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 Renewal of a Licence to Operate a House in Multiple
Occupation (HMO) at No.48 Market Street, Aberdeen (Top floor flat right)
Applicant/s: Anthony J.Dawson
Agent: James & George Collie, Solicitors**

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 a top-floor flat contained within a granite tenement, with accommodation comprising of three bedrooms, one kitchen/dining room 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 27 August 2009. The HMO Officer visited the premises on 17 September 2009, then he wrote to the agent on 21 September 2009, listing the following requirements to bring the premises up to the current HMO standard:-

1. Tenants had removed smoke detectors and the heat detector. Agent to ensure that this does not reoccur.
2. Tenants are storing combustible materials in the common staircase. Agent to organise immediate removal of these materials.
3. A fire detection fire / fire alarm system to be installed.
4. Installation of 30-minute room pass-doors.
5. The glazing panels adjacent to the flat exit door to be either replaced with fire-resistant glazing or solid sheeting.
6. All fire-safety provisions within the property to be explained and demonstrated to the tenants.
7. All doorlocks to be capable of being opened from the inside without a key.
8. A Fire Action Notice to be displayed within the premises.
9. A fire blanket to be installed in the kitchen.

10. Additional electric sockets to be installed throughout the house.
11. The whole property to be redecorated.
12. The mildew problem in the bathroom to be resolved.
13. A water leak affecting the ceiling to be investigated and repaired.
14. All windows to be capable of easy-opening for ventilation.
15. The agent to organise a proper housekeeping regime.
16. All electrical & gas safety certification, the Tenancy Agreement and the Notice for Display-certificate of Compliance to be submitted to the HMO Unit.

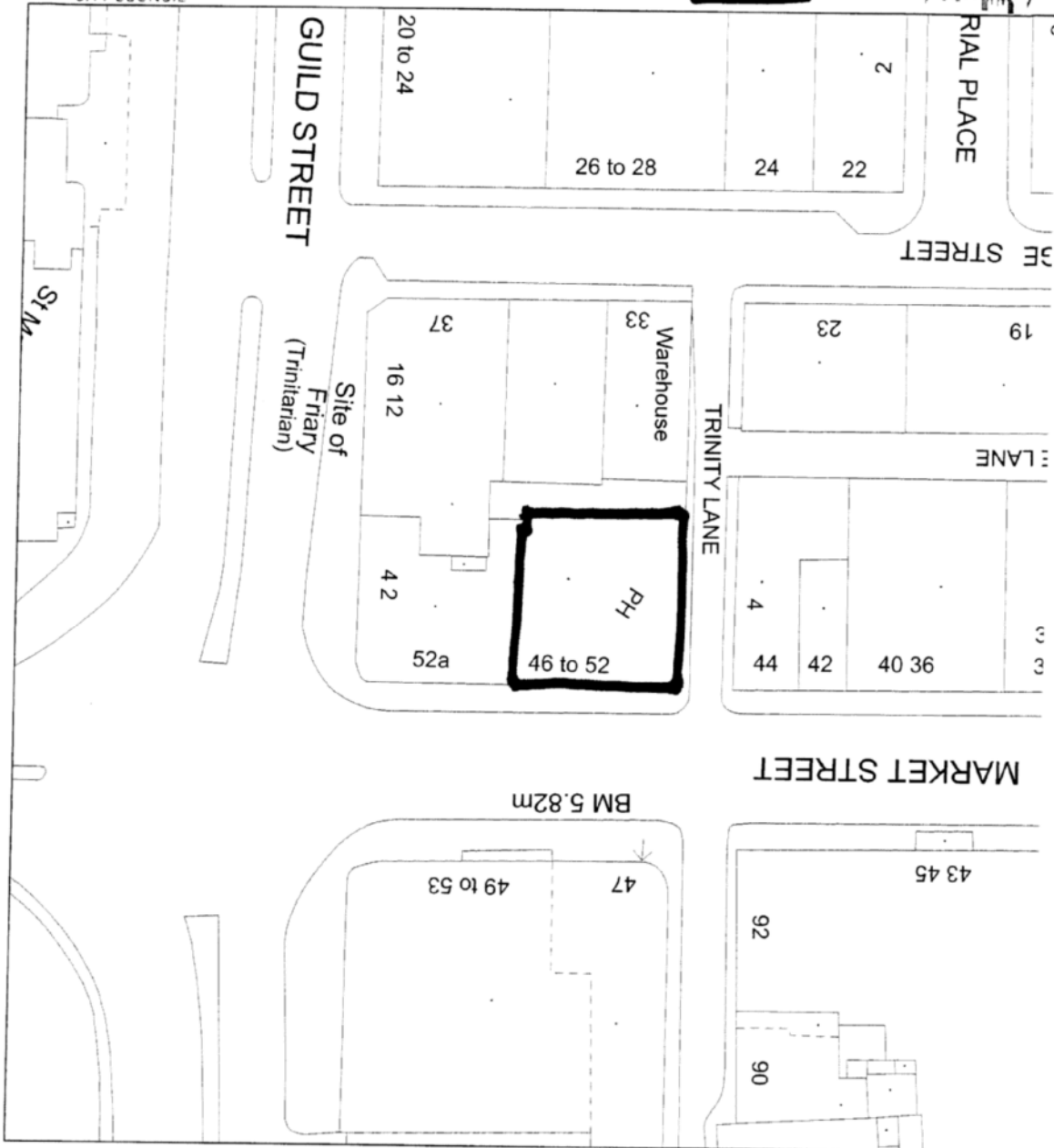
At the date of this memo, all work & certification requirements have not been met. Accordingly, the applicant/agent has been invited to attend the meeting of the Licensing Committee on 21 April 2010, where the application will be discussed.

Other considerations:-

- The Chief Constable, Grampian Police, has 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 the top floor flat at No.48 Market Street, Aberdeen.
- The applicant and his premises are registered with the Landlord Registration database.
- The applicant has requested an occupancy of 3 tenants, which is acceptable to the HMO Unit.
- As mentioned above, the Council received the HMO Licence application on 27 August 2009. The Council must determine the application no later than 26 August 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: TOP FLOOR FLAT RIGHT, 48 MARKET STREET, ABERDEEN
Scale: 1:500 **Date:** 05 April 2010 **Map Ref:** NJ9406SW