

LICENSING COMMITTEE INFORMATION SHEET

22 March 2022

Public Application

TYPE OF APPLICATION: HMO LICENCE APPLICATION (NEW)

APPLICANT: SCOTT FORRESTER

ADDRESS: 625 KING STREET, ABERDEEN

AGENT: STEWART PROPERTY SERVICES

INFORMATION NOTE

At the date of drafting this Information Note, a new HMO licence cannot be granted for the reason that the applicant has not completed the work & certification requirements to bring the property up to the current HMO standard. The meeting of the Licensing Committee on 22 March 2022, is the last meeting before the one-year statutory deadline for determining this HMO licence application therefore if the property is still unsuitable for occupation as an HMO by the day of the Committee, and the Committee are minded to refuse the application, they must do so at the meeting on 22 March 2022. I will advise the Committee whether the applicant has satisfactorily completed the necessary work & certification requirements.

DESCRIPTION

The premises at No.625 King Street, Aberdeen, is a 2-storey, end-terraced house providing accommodation of 4 letting bedrooms, lounge, kitchen/dining room and 1 bathroom. The applicant has requested an occupancy of 4 tenants, which is acceptable in terms of space and layout.

CONSULTEES

- Police Scotland
- Scottish Fire & Rescue Service
- A public Notice of HMO Application was displayed outside the building for the 21-day statutory period, alerting the general public to the HMO licence application.

OBJECTIONS/REPRESENTATIONS

- Police Scotland – no objections
- Scottish Fire & Rescue Service – no objections
- General public – no objections

COMMITTEE GUIDELINES/POLICY

All applications for HMO licences are dealt with in accordance with the Scottish Government's document:
'Licensing of Houses in Multiple Occupation: Statutory Guidance for Scottish Local Authorities'

GROUNDS FOR REFUSAL

This application is being dealt with under the provisions of Part 5 of the Housing (Scotland) Act 2006, as amended. Available grounds of refusal are as follows:

- 1) The applicant and/or agent is not considered to be a 'fit & proper' person to hold an HMO licence, and
- 2) The property is unsuitable for occupation as an HMO for one, some or all of the following reasons:
 - i) Its location
 - ii) Its condition
 - iii) Any amenities it contains
 - iv) The type & number of persons likely to occupy it
 - v) Whether any rooms within it have been subdivided
 - vi) Whether any rooms within it have been adapted, resulting in an alteration to the water & drainage pipes within it
 - vii) The safety & security of persons likely to occupy it
 - viii) The possibility of undue public nuisance

OTHER CONSIDERATIONS

- The applicant is registered as a landlord with this Council and his registration includes No.625 King Street.
- The Council's Anti-Social Behaviour Investigation Team (ASBIT) has no record of any complaints of anti-social behaviour involving the tenants of No.625 King Street.
- The extent of the above-mentioned work & certification requirements is as follows:
 - 1) Additional electrical sockets to be installed throughout the property.
 - 2) An IP44 light fitting to be installed in the shower-rooms.
 - 3) Carbon Monoxide detectors to be installed in rooms where there are gas appliances.
 - 4) All self-closing doors to be inspected and adjusted as necessary to ensure that they fully close against their stops from all angles of swing.
 - 5) Front and rear doors to the house to be fitted with locks which do not require to be opened with a key from inside the house. If the landlord wishes to fit locks to the letting bedroom doors, the same type of locks must be used.
 - 6) All gas fires in letting bedrooms to be removed or decommissioned.

7) The following documentation to be submitted for inspection:

- Notice of HMO Application – Certificate of Compliance
- Gas Safe certificate
- Electrical Installation Condition Report
- Portable Appliance Test certificate
- Copy of Private Residential tenancy Agreement