

LICENSING COMMITTEE INFORMATION SHEET
5 July 2022

Public Application

TYPE OF APPLICATION: HMO LICENCE APPLICATION (RENEWAL)

APPLICANT: BRUCE MAIR

ADDRESS: 118 CROWN STREET, ABERDEEN

AGENT: NONE STATED

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 5 July 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 5 July 2022. I will advise the Committee whether the applicant has satisfactorily completed the necessary work & certification requirements.

DESCRIPTION

The property at No.118 Crown Street, Aberdeen, is a mid-terraced townhouse on 3 storeys & basement providing accommodation of 7 letting bedrooms, lounge, dining kitchen & 2 bathrooms.

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'

GROUNDINGS 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.118 Crown 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.118 Crown Street.
- The extent of the above-mentioned work & certification requirements is as follows:
 - 1) All self-closing doors to be checked and adjusted as necessary to ensure that they fully close against their stops from all angles of swing.
 - 2) All faulty or missing lightbulbs to be replaced immediately.
 - 3) The downlight in the top-floor right-hand bedroom to be securely fixed to the ceiling.
 - 4) During the inspection it was not possible to access 2 of the letting bedrooms. The applicant to confirm that both bedrooms meet the HMO standard.
 - 5) The lounge door handle to be replaced.
 - 6) Every window to be inspected and adjusted as necessary to ensure that it easily opens and closes for ventilation purposes.
 - 7) A Prohibition Notice to be fixed in a prominent position beside the open fire in the middle-floor bedroom.
 - 8) The housekeeping in the communal areas to be addressed and improved.

9) The following documentation to be submitted for inspection:

- Notice of HMO Application – Certificate of Compliance
- Portable Appliance Test (PAT) certificate
- Copy of Private Residential Tenancy (PRT) Agreement