

**LICENSING COMMITTEE INFORMATION SHEET**  
**03 May 2023**

**Public Application**

**TYPE OF APPLICATION:** HMO LICENCE APPLICATION (NEW)

**APPLICANT:** KINGDOM PROPERTY INVESTMENTS LIMITED

**ADDRESS:** ATTIC FLOOR FLAT, 5 CALSAYSEAT ROAD, ABERDEEN

**AGENT:** WINCHESTERS LETTINGS

**INFORMATION NOTE**

At the date of drafting this Information Note, a new HMO licence cannot be granted for the reason that work requirements to bring the property up to the current HMO standard has not been completed. The meeting of the Licensing Committee on 03 May 2023, 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 03 May 2023. I will advise the Committee whether the applicant has satisfactorily completed the necessary work requirements.

**DESCRIPTION**

The property at No.5 Calsayseat Road, Aberdeen, is an attic floor flat with 3 bedrooms, lounge, kitchen and bathroom. The applicant has requested an occupancy of 3 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.5 Calsayseat Road.
- The Council's Anti-Social Behaviour Investigation Team (ASBIT) has no record of any complaints of anti-social behaviour involving the tenants of No.5 Calsayseat Road.
- The extent of the above-mentioned certification requirements is as follows:
  - 1) All faulty/missing light bulbs must be immediately replaced. In this regard the bathroom light requires attention.
  - 2) All room and final exit door locks must be capable of being opened from the inside, without the use of a key. Any door lock not normally in use must be permanently disabled. In this regard a lock with a turn button would be suitable on the final exit doors and also bedroom doors if they are to be fitted with locks. In this regard the front door requires the mortice bolt to be disabled or removed.
  - 3) All self-closing doors must be capable of closing fully against their stops from all angles of swing and latch off when closed. In this regard the doors to Bedrooms 1,2,3 and the lounge require adjustment.