

LICENSING COMMITTEE INFORMATION SHEET
06 September 2023

Public Application

TYPE OF APPLICATION: HMO LICENCE APPLICATION (RENEWAL)

APPLICANT: GORDON INVESTMENTS LIMITED

ADDRESS: 42 BOTHWELL ROAD, ABERDEEN

AGENT: STONEHOUSE LETTINGS

INFORMATION NOTE

At the date of drafting this Information Note, a new HMO licence cannot be granted for the reason that the certification and work requirements to bring the property up to the current HMO standard have not been completed. The meeting of the Licensing Committee on 06 September 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 06 September 2023. I will advise the Committee whether the applicant has satisfactorily completed the necessary work and certification requirements.

DESCRIPTION

The property at No.42 Bothwell Road, Aberdeen, is a mid-terraced, 3 Storey townhouse, providing accommodation of 4 letting bedrooms, dining kitchen, utility room, lounge, cloak room, bedroom en-suite and 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'](#)

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 the registration includes No.42 Bothwell Road, Aberdeen.
- The Council's Anti-Social Behaviour Investigation Team (ASBIT) has no record of any complaints of anti-social behaviour involving the tenants of No.42 Bothwell Road, Aberdeen.
- The extent of the above-mentioned certification requirements is as follows:
 - 1) All faulty/missing light bulbs must be immediately replaced. In this regard a light shade is to be fitted where there are bare light bulbs.
 - 2) All self-closing doors must be capable of closing fully against their stops from all angles of swing. In this regard the lounge and bedroom 2 door (including keeper) are to be adjusted to latch correctly.
 - 3) The loose handles located on the lounge patio doors are to be securely re-fixed to the door.
 - 4) Make good the flooring located in the bathroom and bedroom 2 en-suite, as discussed on site.

- 5) Supply a wardrobe for bedroom 4.
- 6) The following documentation to be submitted for inspection:
 - Notice of HMO Application - Certificate of Compliance – Online HMO application confirmation required.
 - Electrical Installation Condition Report, which meets the requirements of BS 7671. Page 6 of the report is missing.