

LICENSING COMMITTEE INFORMATION SHEET
06 September 2023

Public Application

TYPE OF APPLICATION: HMO LICENCE APPLICATION (NEW)

APPLICANT: PANTONE300 PROPERTIES LIMITED

ADDRESS: FLAT F, 20 RICHMOND STREET, 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 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 Flat F, 20 Richmond Street, Aberdeen, is a 3rd floor flat, providing accommodation of 3 letting bedrooms, kitchen, lounge, 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 the registration includes Flat F, 20 Richmond Street, Aberdeen.
- The Council's Anti-Social Behaviour Investigation Team (ASBIT) has no record of any complaints of anti-social behaviour involving the tenants of Flat F, 20 Richmond Street, Aberdeen.
- The extent of the above-mentioned certification requirements is as follows:
 - 1) An IP44 Rated light fitting must be installed to the bathroom/shower rooms if deemed by the current IEE Regulations BS 7671.
 - 2) All faulty/missing light bulbs must be immediately replaced. In this regard ensure the lighting point in bedroom 1 provides enough illumination for that specific room.
 - 3) The number of electrical sockets must meet the following minimum Standard: 6 in the kitchen – 6 in the bedrooms – 6 in the living room – 4 Additional sockets elsewhere in the premises. In this regard ensure that the required number of sockets in each room is readily accessible.

- 4) All self-closing doors must be capable of closing fully against their stops from all angles of swing. In this regard the bedroom 1 and kitchen door are to be adjusted to latch correctly.
- 5) A window in each room must be capable of being easily opened for ventilation. In this regard the lounge & bedroom 3 tilt and turn windows are to be adjusted to operate correctly.
- 6) The room currently being used as forth bedroom must be returned to a lounge area, as previously discussed.
- 7) 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 - Re-test date required.
 - Itemised Portable Appliance Testing (PAT) Certificates, for all electrical appliances provided by the owner (annually).
 - Private Residential Tenancy Agreement, an anti- social behaviour clause must be detailed.