

**LICENSING COMMITTEE INFORMATION SHEET**  
**21 February 2024**

**Public Application**

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

**APPLICANT:** MIKE LAING

**ADDRESS:** 168 MORRISON DRIVE, ABERDEEN

**AGENT:** NONE

**INFORMATION NOTE**

- Application Submitted 11/03/2023
- Determination Date 10/03/2024

At the date of drafting this Information Note, a new HMO licence cannot be granted for the reason that work and certification requirements to bring the property up to the current HMO standard have not been completed. The meeting of the Licensing Committee on 21 February 2024, 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 21 February 2024. I will advise the Committee whether the applicant has satisfactorily completed the necessary work and certification.

**DESCRIPTION**

The property at No.168 Morrison Drive, Aberdeen, first floor, flatted property, providing accommodation of 3 letting bedrooms, dining 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'](#)

### 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.168 Morrison Drive, 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.168 Morrison Drive, Aberdeen.
- The extent of the above-mentioned work requirements are as follows:
  - 1) The number of electrical sockets must meet the following minimum Standard: 6 in the kitchen – 6 in the bedrooms – 6 in the living room – 2 Additional sockets elsewhere in the premises. In this regard ensure that the required number of sockets in each room is readily accessible, as discussed on site (bedroom 1).
  - 2) All self-closing doors must be capable of closing fully against their stops from all angles of swing. In this regard the bedroom 1 door is to be eased/adjusted to latch correctly.
  - 3) A window in each room must be capable of being easily opened for ventilation. In this regard the bedroom 3 tilt and turn window mechanism is to be overhauled/repared for the window to operate correctly.
  - 4) There is evidence of a previous water penetration to the kitchen ceiling. The affected area should be made good then decorated accordingly.

- 5) The kitchen wall unit door is required to be re-aligned and the bottom kitchen unit drawer is to be repaired to operate correctly.

**The following certificates must be uploaded:**

1. Gas Safety Certificate, detailing all gas appliances and carbon monoxide detectors (annually).
2. Electrical Installation Condition Report, which meets the requirements of BS 7671
3. Certificate of Compliance