

**LICENSING COMMITTEE INFORMATION SHEET**  
**25 February 2026**

**Public Application**

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

**APPLICANT:** MAIRIANNE KPEDEKPO

**AGENT:** DJ ALEXANDER

**ADDRESS:** 479 KING STREET, ABERDEEN

**INFORMATION NOTE**

- Application submitted 13/11/2025
- Determination date 12/11/2026

This HMO licence application is on the agenda of the Licensing Committee for the reason that 1 representation/objection letter was submitted to the HMO Unit.

If, after consideration of the representation/objection, the Committee is minded to grant the HMO licence, it may do so under delegated powers since at the time of drafting this report, the necessary upgrading works have not been completed. I will advise Members during the Committee meeting if that position has changed.

**DESCRIPTION**

The property at 479 King Street, Aberdeen, is the subject of this renewal HMO licence application and is double upper flat contained within a terraced property. The accommodation comprises of four bedrooms, one public room, one kitchen and one bathroom. The applicant wishes to accommodate a maximum of 4 tenants, which is acceptable to the HMO Team in terms of space and layout. The location of the premises is shown on the plan attached as Appendix A.

**CONSULTEES**

- Police Scotland
- Scottish Fire & Rescue Service
- A public Notice of HMO Application was displayed outside the building, alerting the public to the HMO licence application.

**REPRESENTATIONS/OBJECTIONS**

- Police Scotland – no objections
- Scottish Fire & Rescue Service – no objections
- One objection from Objector A (Attached as Appendix B)

The objection was received within the statutory time period therefore the Council must consider.

## 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 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
  - ix) There is, or would be, an overprovision of HMOs in the locality

## OTHER CONSIDERATIONS

- The applicant is registered as a landlord with this Council and their registration includes No.479 King Street, Aberdeen.
- The Council's Community Safety Team has no record of any complaints in respect of No.479 King Street, Aberdeen.
- King Street contains a number of properties that are currently HMO licensed.
- 'Overprovision' is a statutory ground of refusal of an HMO licence application, however this ground of refusal is not available to the Committee for the reason that an 'Overprovision' policy is not currently in force at Aberdeen City Council.

'A'



**'B'**

For the attention of the Licensing Committee of Aberdeen City Council

My name is [REDACTED], of [REDACTED]

I write to object to a current application for a House of Multiple Occupation (HMO) License at [REDACTED], and put forward by one [REDACTED].

I also write to object to a current application for a HMO at 479 King Street, Aberdeen AB24 3BT, dated 13/11/2025, and put forward by one Mairianne Kpedekpo.

I note there are also applications listed as 'pending' for [REDACTED], [REDACTED], and [REDACTED], to all of which I also object. However, I appreciate my objection in these cases falls more than 21 days after the applications have been submitted, and is thus late, though the applications are still listed as pending.

My objection is due to grave concerns about the overwhelming concentration of existing and proposed HMOs in the immediate vicinity of my home and their substantial impacts on antisocial behaviour and public nuisance in the area. This relates to the following relevant grounds for objection, referring to Aberdeen City Council's 'Guidance Notes for Objections':

- "2) The property is unsuitable for occupation as an HMO for one, some or all the following reasons:
  - o IV) The type & number of persons likely to occupy it.
  - o VIII) The possibility of undue public nuisance.
  - o IX) There is, or would be, an overprovision of HMOs in the locality."

I provide further details below.

There is an overwhelming overprovision of HMOs in the locality, and this will only be exacerbated by these new applications. My wife and I purchased our home at [REDACTED] in August 2024. Shortly before we completed the purchase, a HMO license was granted for [REDACTED], and in the 15 subsequent months, HMO licenses have been granted to [REDACTED] and [REDACTED], as well as properties behind our home, on King Street, namely [REDACTED], [REDACTED], and [REDACTED], while [REDACTED] was granted a license in early 2024. Further applications have been made for [REDACTED], [REDACTED], [REDACTED], and most recently [REDACTED] and 479 King Street. If the current applications are granted, this would mean that our [REDACTED] will be completely surrounded by HMOs, leaving us with few permanent neighbours, and causing grave concerns about antisocial behaviour and public nuisance.

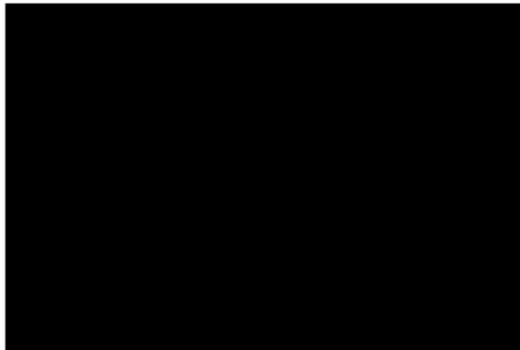
Being located close to the University of Aberdeen, the occupants of the existing HMOs are almost exclusively students. It is highly likely this would also be the case for any new HMOs granted a license. In the past 15 months, we have suffered regular antisocial

behaviour and public nuisance by the student occupants of HMOs in the locality. To provide a taste, examples include:

- Destruction of a plant in our front yard, accompanied by loud shouting of 'wake up, wake up', in the early hours of 7<sup>th</sup> November 2025 (which we have reported to the police).
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- Regular littering, fly tipping of shopping trolleys, traffic cones and other paraphernalia, as well as widespread smashed glass on pavements, which pose health hazards for humans and animals in the locality, as well as encouraging rats.

Living close to the University, we will of course be sharing the neighbourhood with students. However, the excessive concentration of HMO student housing in our immediate vicinity means the impacts of antisocial behaviour and public nuisance are unfairly concentrated around our property. We frequently suffer from disturbance to our sleep, as well as anxiety at the sometimes quite alarming volume of music, shouting and screaming, and drunken behaviour. Generally, the area is also increasingly deprived of community spirit and sense of place, due to the high turnover of temporary residents, and the domination of student residents, making non-students feel like they don't belong in this place.

To help visualise this problem, I include a basic map showing the concentration of HMOs in the immediate vicinity of our home, below:



For these reasons, I am compelled to object to the granting of any further HMO licenses in this vicinity. At the present time, this relates to the current applications for [REDACTED] and 479 King Street, and I would also ask for late consideration of objections to [REDACTED], [REDACTED], and [REDACTED].

Thank you very much for your consideration, and I look forward to hearing from you.

With best wishes

[REDACTED]

Signed below

[REDACTED]