

Notice of meeting and agenda

Licensing Sub-Committee

9.30 am Monday, 13th November, 2023

Hybrid Meeting - Dean of Guild Court Room / Microsoft Teams

This is a public meeting and members of the public are welcome to attend.

Contacts

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1. Order of Business

- 1.1 Including any notices of motion and any other items of business submitted as urgent for consideration at the meeting.

2. Declaration of Interests

- 2.1 Members should declare any financial and non-financial interests they have in the items of business for consideration, identifying the relevant agenda item and the nature of their interest.

3. Minutes

- | | | |
|-----|--|---------|
| 3.1 | Minute of Licensing Sub-Committee of 10 October 2023 – submitted for approval as a correct record. | 9 - 12 |
| 3.2 | Minute of Licensing Sub-Committee of 13 October 2023 – submitted for approval as a correct record. | 13 - 18 |

4. Parades and Processions

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| 4.1 | Proposed Parades and Processions: – report by the Regulatory Services Manager | 19 - 28 |
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5. Reports

- | | | |
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| 5.1 | House in Multiple Occupation Licence (NEW) – 59 (Pf2) Marchmont Road – Report by the Head of Regulatory Services | 29 - 44 |
| 5.2 | House in Multiple Occupation Licence (NEW)– 98 (3f1) Marchmont Crescent – Report by | 45 - 56 |
| 5.3 | Request for Consideration of Landlord Registration - Mohammed Rezaq – Report by the Head of Regulatory Services | 57 - 70 |

6. Civic Government (Scotland) Act 1982 and Housing (Scotland) Act 2006 - To consider miscellaneous applications

- | | | |
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| 6.1 | Street Trader Licence - (New) - Street Record, 23 Roseburn Street | 71 - 84 |
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6.2	Street Trader Licence - (New) Elm Row	85 - 106
6.3	Late Hours Catering Licence (New) 2 Antigua Street	107 - 116
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6.5	Late Hours Catering Licence (New) - 119 Dundee Street	125 - 138
6.6	Second Hand Dealer Licence (New) - Asda, 2 Sandpiper Drive - We Buy Any Car Ltd	139 - 148
6.7	Second Hand Dealer Licence (New) - 30 New Swanston - We Buy Any Car Ltd	149 - 158
6.8	Second Hand Dealer Licence (New) - 66 Bankhead Drive - We Buy Any Car Ltd	159 - 168
6.9	Second Hand Dealers Licence (New) - Craigleith Retail Park - We Buy Any Car Ltd	169 - 178
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6.11	Second Hand Dealer Licence (New) 16-18 Bankhead Drive - Arnold Clark Automobiles	189 - 198
6.12	Second Hand Dealer Licence (New) - 4 Bankhead Drive - Lomond Motors (East) Ltd	199 - 206
6.13	Second Hand Dealer Licence (New) - 50 Murrayburn Road - Cars4you	207 - 214
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6.18	Short Term Lets Licence - (New) - Flat 9 65 Holyrood Road	277 - 294

6.19	Short Term Lets Licence - (New) - Flat 6 20 Balfour Street	295 - 310
6.20	House in Multiple Occupation Licence (Renewal) - 70 2f2 Thirlestane Road	311 - 328
6.21	House in Multiple Occupation Renewal) - 96 Findhorn Place –	329 - 366
6.22	House in Multiple Occupation Licence (Renewal) - 10 (3f2) Hillside Street	367 - 376
6.23	House in Multiple Occupation Licence (Renewal) - 24 (2f1) Montgomery Street – Report by	377 - 388
6.24	House in Multiple Occupation Licence (Renewal) - 7 (1f1) Annandale Street	389 - 402
6.25	House in Multiple Occupation Licence (Renewal) - 7 (2f1) Annandale Street	403 - 412
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6.29	House in Multiple Occupation Licence (Renewal) - 2f, 29 Buckingham Terrace	455 - 466
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6.40	House in Multiple Occupation Licence (NEW) - Flat 23, 11 Montrose Terrace	577 - 586
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	Montrose Terrace	
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6.55	House in Multiple Occupation Licence (NEW) - Flat 71, 11 Montrose Terrace	727 - 736

Nick Smith

Service Director – Legal and Assurance

Committee Members

Councillors Councillor Joanna Mowat (Convener), Councillor Jack Caldwell, Councillor Denis Dixon, Councillor Margaret Arma Graham, Councillor Martha Mattos Coelho, Councillor Susan Rae, Councillor Neil Ross, Councillor Val Walker and Councillor Norman Work

Information about the Licensing Sub-Committee

The Licensing Sub-Committee consists of 9 Councillors and is appointed by the City of Edinburgh Council. The Licensing Sub-Committee usually meets in the Dean of Guild Court Room in the City Chambers on the High Street in Edinburgh. There is a seated public gallery and the meeting is open to all members of the public.

Further information

If you have any questions about the agenda or meeting arrangements, please contact Taylor Ward Committee Services, City of Edinburgh Council, Business Centre 2.1, Waverley Court, 4 East Market Street, Edinburgh EH8 8BG, email taylor.ward@edinburgh.gov.uk / carolanne.eyre@edinburgh.gov.uk

The agenda, minutes and public reports for this meeting and all the main Council committees can be viewed online by going to the Council's online [Committee Library](#).

The views expressed in any letters of representation are not necessarily the views of the City of Edinburgh Council.

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Minutes

Licensing Sub-Committee of the Regulatory Committee

9:30am, Tuesday 10 October 2023

Present

Councillors Mowat (Convener), Caldwell, Dalgliesh, Dixon, Graham, Mattos Coelho (items 1-8), Rae, Ross (items 1-7 (applications 1-2) and item 9) and Work.

1. Resolution to Consider in Private

The Sub-Committee agreed, under Section 50(A)(4) of the Local Government (Scotland) Act 1973, to exclude the public from the meeting for the following items of business on the grounds that they would involve the disclosure of exempt information as defined in Paragraphs 3, 6, 12 and 14 of Part 1 of Schedule 7A of the Act.

2. Request for Refusal of Landlord Registration

The Sub-Committee considered a request to refuse a Landlord Registration. The Head of Regulatory Services and Police Scotland were heard.

Decision

To determine the request as detailed in the Confidential Schedule, signed by the Convener, with reference to this minute.

(Reference – report by the Head of Regulatory Services, submitted)

3. Request for Refusal of Landlord Registration

The Sub-Committee considered a request to refuse a Landlord Registration. The Head of Regulatory Services and Police Scotland were heard.

Decision

To determine the request as detailed in the Confidential Schedule, signed by the Convener, with reference to this minute.

(Reference – report by the Head of Regulatory Services, submitted)

4. Request for Suspension of Private Hire Driver Licence

The Sub-Committee considered a request to suspend or revoke a Private Hire Driver Licence. The Head of Regulatory Services and Police Scotland were heard.

Decision

To determine the request as detailed in the Confidential Schedule, signed by the Convener, with reference to this minute.

(Reference – report by the Head of Regulatory Services, submitted)

5. Request for Suspension of Private Hire Driver Licence

The Sub-Committee considered a request to suspend or revoke a Private Hire Driver Licence. The Head of Regulatory Services and Police Scotland were heard.

Decision

To determine the request as detailed in the Confidential Schedule, signed by the Convener, with reference to this minute.

(Reference – report by the Head of Regulatory Services, submitted)

6. Application to Renew Taxi Driver's Licence

The Sub-Committee considered an application to renew a Taxi Driver's Licence. The Head of Regulatory Services and Police Scotland were heard.

Decision

To determine the request as detailed in the Confidential Schedule, signed by the Convener, with reference to this minute.

(Reference – report by the Head of Regulatory Services, submitted)

7. Police Request for Suspension or Revocation of Private Hire Driver Licence

The Sub-Committee considered a Police request for suspension or revocation of a Private Hire Driver Licence. The Head of Regulatory Services and Police Scotland were heard.

Decision

To determine the request as detailed in the Confidential Schedule, signed by the Convener, with reference to this minute.

(Reference – report by the Head of Regulatory Services, submitted)

8. Applications to Grant or Renew Taxi Driver Licences and Private Hire Driver Licences

Details were provided of 3 applications to grant or renew Taxi Driver and Private Hire Driver Licences. The Head of Regulatory Services, Police Scotland, the licence holders, applicants, and agents were heard.

Decision

To determine the requests as detailed in the Confidential Schedule, signed by the Convener, with reference to this minute.

(Reference – report by the Head of Regulatory Services, submitted)

9. Applications to Vary the Conditions of Taxi or Private Hire Car Licences: Exemption to Policy

The Regulatory Committee had agreed to amend its policy and licensing conditions regarding the age and emissions standards of licenced vehicles in Edinburgh's Taxi and Private Hire Car fleet at its meeting on 16 March 2018.

19 requests had been received for exemptions to this policy. The licence holders, agents and relevant Council officers were heard.

Decision

To determine the requests as detailed in the Confidential Schedule, signed by the Convener, with reference to this minute.

(Reference – report by the Head of Regulatory Services, submitted)

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Minutes

Licensing Sub-Committee of the Regulatory Committee

9.30am, Friday 13 October 2023

Present

Councillors Mowat (Convener), Caldwell, Dixon, Mattos Coelho (items 1- 6.5), Rae (items 6.5 onwards), Ross, Walker (Items 1 - 6.3 & Items 6.8 – 6.10.)

1. Minutes

Decision

- 1) To approve the minute of the Licensing Sub-Committee of 11 September 2023 as a correct record.
- 2) To approve the minute of the Licensing Sub-Committee of 12 September 2023 as a correct record.

2. Parades and Processions – November 2023

a) Scottish National Remembrance Day Parade and Service - 12 November 2023

Details were provided of a proposed parade, “Scottish National Remembrance Day Parade and Service” to be held on 12 November 2023. The relevant Council officers and Police Scotland were heard.

Decision

To make an Order in respect of the proposed Scottish National Remembrance Day Parade and Service” to be held on 12 November 2023, applying the Council’s general conditions for parades and marches.

(Reference – report by the Head of Regulatory Services, submitted)

3. Application for House in Multiple Occupation Licence (NEW) - 354 (2f1) Morningside Road Edinburgh

The Sub-Committee considered an application for a House in Multiple Occupation Licence for property at 354 (2f1) Morningside Road Edinburgh

Decision

- 1) To agree the exemption request as set out in section 3 of the report by the Head of Regulatory Services and thereafter grant the licence for a period of one year subject to the Council's standard conditions for this category of licence and a further condition the small box room cannot be used as a bedroom.
- 2) To note the undertaking from the agent to lodge a copy of the floor plan with the licensing team to add to the application.

(Reference – report by the Head of Regulatory Services, submitted)

4. Application for House in Multiple Occupation Licence (NEW) - 34 (3f1) Marchmont Crescent Edinburgh

The Sub-Committee considered an application for a House in Multiple Occupation Licence for property at 34 (3f1) Marchmont Crescent.

Decision

To agree the exemption request as set out in section 3 of the report by the Head of Regulatory Services and thereafter grant the licence for a period of one year subject to the Council's standard conditions for this category of licence.

(Reference – report by the Head of Regulatory Services, submitted)

5. Application for House in Multiple Occupation Licence (NEW) - 59 (pf2) Marchmont Road Edinburgh

The Sub-Committee received an application for a House in Multiple Occupation Licence (New) for property at 59 (pf2) Marchmont Road Edinburgh.

Decision

To continue consideration of the exemption request as set out in section 3 of the report by the Head of Regulatory Services to the next meeting of the Licensing Sub-Committee on 13 November 2023 to allow the applicant to attend.

(Reference – report by the Head of Regulatory Services, submitted)

6. Civic Government (Scotland) Act 1982 and Housing (Scotland) Act 2006 – Applications for Miscellaneous Licences

Details were provided of 10 applications for miscellaneous licences. The applicants and their agents were heard.

Decision

To determine the applications as detailed in the Appendix 1 to this minute.

(Reference – list of applications, submitted.)

7. Resolution to Consider in Private

The Sub-Committee, agreed under Section 50(A)(4) of the Local Government (Scotland) Act 1973, to exclude the public from the meeting for the following items of business on the grounds that they would involve the disclosure of exempt information as defined in Paragraphs 3, 6, 12 and 14 of Part 1 of Schedule 7(A) of the Act.

8. Application for Variation of Taxi Vehicle Licence

The Sub-Committee considered a request to vary a Taxi Vehicle Licence. The Head of Regulatory Services and Police Scotland were heard.

Decision

To determine the request as detailed in the Confidential Schedule, signed by the Convener, with reference to this minute.

(Reference – report by the Head of Regulatory Services, submitted)

APPENDIX 1

Applications for Miscellaneous Licences

Late Hours Catering Licence (New)		
6.1	<p>Licence Holder Sabir Hussain</p> <p>Agent Alastair Macdonald</p> <p>Location 52 North Bridge Edinburgh</p>	<p>To GRANT the licence for the hours Monday to Sunday 23:00 to 05:00 subject to an additional condition where all amplified music and vocals are to be controlled to the satisfaction of the Director of Place in addition to the standard conditions for this category of licence and a further condition that hot food would not be sold after 02:00.</p>
Late Hours Catering Licence (New)		
6.2	<p>Applicant Cafer Dogan</p> <p>Location 21 Great Junction Street</p> <p>Event Dates 05.10.23 to 16.10.23</p>	<p>To GRANT the licence for the hours Sunday to Thursday 16:00 – 00:00 Friday – Saturday 16:00 – 01:00 subject to an additional condition where all amplified music and vocals to be so controlled as to be inaudible within the nearest noise-sensitive premises in addition to the standard conditions for this category of licence.</p>
Public Entertainment Licence (New)		
6.3	<p>Applicant Murrayfield Ice Arena</p> <p>Location 13 Riversdale Crescent</p> <p>Manager Scott Neil</p>	<ol style="list-style-type: none"> 1) To GRANT the licence subject to an additional condition that all amplified music and vocals to be controlled to the satisfaction of the Director of Place in addition to and the standard conditions for this category of licence. 2) To note the undertaking from the applicant to remain engaged with the public safety team when organising events. 3) To note the undertaking from the applicant to notify Murrayfield Community Council with any events scheduled outwith the standard timetable and to do so at least 7 days prior to the event. .
House in Multiple Occupation Licence (Renewal)		

<p>6.4</p>	<p>Licence Holder Vidhi Misra</p> <p>Premises Flat 70 (2f2) Thirlestane Road</p>	<p>To CONTINUE consideration of this application to the next meeting of the Licensing Sub-Committee on 13 November 2023 to allow the letting agent DRM Residential to attend at the request of the Licensing Sub-Committee.</p> <p>PART HEARD</p>
<p>House in Multiple Occupation Licence (Renewal)</p>		
<p>6.5</p>	<p>Applicant Razor Bridge Estates</p> <p>Location 5 (1f2) Saville Place</p> <p>Agent Anna Jane Renton of Sandstone Management Solutions Ltd</p>	<p>1) To GRANT the licence for a period of one year subject to the Council's standard conditions for this category of licence.</p> <p>2) To note the undertaking from the agent to investigate if any repairs remain outstanding.</p>
<p>Short Term Lets Licence (New)</p>		
<p>6.6</p>	<p>Applicant Maya Artemis Maxwell</p> <p>Premises 3f3, 56 Lochrin Buildings Edinburgh</p>	<p>To GRANT the licence for a period of one year subject to the Council's standard conditions for this category of licence.</p>
<p>Short Term Lets Licence (New)</p>		
<p>6.7</p>	<p>Applicant Jonathan Paget Jill Clapperton</p> <p>Premises 20 Bonaly Drive Edinburgh</p>	<p>To CONTINUE consideration of this application to the next meeting of the Licensing Sub-Committee on 13 November 2023 to allow the applicant an opportunity to discuss concerns with the neighbours.</p> <p>PART HEARD</p>

Short Term Lets Licence (New)

6.8	Applicant Alastair Lees Premises Flat 3, 14 Old Tolbooth Wynd, Edinburgh	To GRANT the licence for a period of one year subject to the Council's standard conditions for this category of licence.
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Short Term Lets Licence (New)

6.9	Applicant Sandor Plosz Premises 21 Broomhouse Crescent Edinburgh	To GRANT the licence for a period of one year subject to the Council's standard conditions for this category of licence and a further condition the Applicant will provide the objector with contact information. Note: To write to the applicant with a reminder of the licence conditions
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Market Operators Licence (New)

6.10	Applicant Victoria Mortimer Premises Street Record, Manse Road Kirkliston	To GRANT the licence for the hours of operation 10:00-18:00 subject to the below additional conditions: All amplified music and vocals to be controlled to the satisfaction of the Director of Place; <ul style="list-style-type: none">• Recommend conditions by the Council's Public Safety• To lower the kerb at the entrance to the site;• To put protections on the footway and a ramp;• From January 2024 onwards, the market operator will be required to have in place a dropped kerb;• To not unreasonably obstruct road or footway users, affect their safety or obstruct access to public seating or waste bins;• and the Council's standard conditions for this category of licence
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Licensing Sub-Committee of the Regulatory Committee

9.30am, Monday, 13 November 2023

Proposed Parade: 29 December 2023

Item number	
Report number	
Executive/routine	
Wards	City Centre (11)
Council Commitments	N/A

Executive Summary

The City of Edinburgh Council has been notified of a parade which is proposed for 29 December 2023.

The Council has limited powers in respect of parades. It can take no action and the parade would proceed as the organisers intend. Alternatively, it has the power to attach conditions or, under limited circumstances, to ban the parade. The Committee needs to decide whether to exercise any of these options.

In January 2018 the Regulatory Committee decided to continue the practice that all marches involving the High Street must be submitted for Committee consideration.

Andrew Mitchell

Head of Regulatory Services

Contact: Andrew Mitchell, Head of Regulatory Services

E-mail andrew.mitchell@edinburgh.gov.uk | Tel: 0131 529 4208

Proposed Parade: 29 December 2023

1. Recommendations

- 1.1 It is recommended that the Committee makes an order in respect of the proposed parade, attaching standard conditions (Appendix 2).

2. Background

- 2.1 Under the Civic Government (Scotland) Act 1982, anyone organising a parade or procession in Scotland must notify the appropriate local authority and the police at least 28 days prior to the date of the event.
- 2.2 The City of Edinburgh Council has been notified of intent to hold the following event in the city (further details in Appendix 1):

	Name	Date
a	Edinburgh's Hogmanay Torchlight Procession	29 December 2023

- 2.3 It is proposed that the parade will take place and use the High Street.
- 2.4 The Council has limited powers available regarding the control of parades. These powers should only normally be exercised to prevent public disorder, risk to public safety, damage to property or excessive disruption to the life of the community. [Download the Scottish Government Guidance to local authorities on marches and parades.](#)

3. Main report

- 3.1 The notification form relevant to the proposed parade is attached at Appendix 1.
- 3.2 Officers recommend that the standard conditions (Appendix 2) remain sufficient to mitigate any possible disruption to the community.
- 3.3 Representatives of the relevant organisation will be invited to address the Committee regarding the proposed parades.

4. Measures of success

- 4.1 That the Council discharges its statutory duties in respect of this notification.
- 4.2 That any parade is facilitated wherever possible and is managed in a way that minimises potential disruption to the life of the community.

5. Financial impact

- 5.1 None arising directly from this report.
- 5.2 Council resources may need to be deployed on the day, in particular with respect to any road closures.

6. Risk, policy, compliance and governance impact

- 6.1 Should the Committee decide to restrict or prohibit any procession, the persons proposing to hold the procession may appeal against that decision to the Sheriff Court within 14 days of written reasons being received by them.

7. Equalities impact

- 7.1 In coming to a decision, the Committee will have to consider the rights of the procession organisers to stage their procession, and the Council's duty to foster good relations and ensure the protection of public order and safety. These must be discharged against the relevant statutory duties.

8. Sustainability impact

- 8.1 Not applicable.

9. Consultation and engagement

- 9.1 Statutory consultation has taken place regarding the parades.

10. Background reading/external references

- 10.1 Scottish Government guidance - [Review of parades and marches in Scotland \(2006\)](#)

11. Appendices

11.1 Appendix 1: Notification form

	Name	Date
a	Edinburgh's Hogmanay Torchlight Procession	29 December 2023

11.2 Appendix 2: Proposed conditions.

by virtue of paragraph(s) 3, 6, 12, 14 of Part 1 of Schedule 7A
of the Local Government(Scotland) Act 1973.

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Licensing Sub-Committee of the Regulatory Committee

9.30am, Monday, 13 November 2023

Application for House in Multiple Occupation Licence – 59 (Pf2) Marchmont Road

Executive/routine

Wards

Ward 10 – Morningside

Council Commitments

N/A

Executive Summary

An application for a new House in Multiple Occupation ('HMO') Licence has been received for a property at 59 (Pf2) Marchmont Road, Edinburgh.

The applicant requests an exemption from policy. The report sets out relevant sections of the policy background which should be considered when determining this application.

Andrew Mitchell

Head of Regulatory Services

Contact: Andrew Mitchell, Head of Regulatory Services

E-mail andrew.mitchell@edinburgh.gov.uk | Tel: 0131 529 4042

Application for House in Multiple Occupation Licence – 59 (Pf2) Marchmont Road

1. Recommendations

- 1.1 It is recommended that the Committee:
 - 1.1.1 notes the contents of this report; and
 - 1.1.2 determines the application and the request for exemption, and, if granted, attaches standard conditions to the licence.

2. Background

- 2.1 The requirement to hold a House in Multiple Occupation ('HMO') Licence is set out in the Housing (Scotland) Act 2006 ('the Act'). The procedures for processing such applications and considering objections etc. are set out in the Act.
- 2.2 The Housing (Scotland) Act 1987 introduced the concept of the 'tolerable standard', which all homes must meet in order to be considered fit for habitation. Subsequent Acts incorporated and made amendments the requirements.
- 2.3 The Committee can add reasonable conditions as it sees fit, if it is minded to grant the licence.

3. Main report

- 3.1 An application (Appendix 1) for the grant of an HMO Licence for a property for three persons has been received from Kate James. The property at 59 (Pf2) Marchmont Road has previously been an HMO licensed for three people for several years, but the licence was allowed to lapse and thus this is a new application.
- 3.2 The applicant requests an exemption from policy (Appendix 2) with respect to the 'tolerable standard' requirements for three person occupancy noted at 3.3 below and points noted in the attached Appendix 3. The property was previously licensed as an HMO for three people, having been assessed against the standard that applied at the date of initial licensing. Policy allows this to continue to be the relevant standard for any continuation of the licence, and it is only when there is any break in the licensing of the property that the current assessment criteria ('Tolerable standard') become the legally required standard.

- 3.3 'Tolerable standard' criteria specify the minimum requirements for a HMO property for three persons. As a result of this application the property has been inspected by Council officers regarding its suitability for use as an HMO for three persons. The 'Tolerable standard' requirements are not met with respect to the dimensions of Bedroom 3 (Appendix 3).
- 3.4 It is recommended that the Committee considers this application and the request for exemption. The Committee may wish to consider whether it would be appropriate to agree exemption from policy and grant a licence for a three person HMO which does not fully comply with Tolerable Standard requirements.
- 3.5 After hearing from the Executive Director of Place or his representative regarding this report, it is recommended that members of the Committee then hear from the applicant. The applicant or their representative have been invited to address the Committee.

4 Measures of success

- 4.1 Not relevant, as decisions on individual licences must be considered on their own merits.

5 Financial impact

- 5.1 All associated costs are contained within the existing Licensing budget.

6 Risk, policy, compliance and governance impact

- 6.1 The process outlined takes account of the relevant statutory provisions.
- 6.2 The applicant has a right of appeal against any decision made. The appeal would be made to the Sheriff Court.

7 Equalities impact

- 7.1 There is no equalities impact arising from the contents of this report.

8 Sustainability impact

- 8.1 There is no environmental impact arising from the contents of this report.

9 Consultation and engagement

- 9.1 None.

10 Background reading/external references

10.1

11 Appendices

11.1 Appendix 1 – application form

11.2 Appendix 2 –email from applicant requesting exemption from policy

11.3 Appendix 3 - report on inspection carried out on 21 April 2023

11.4 Appendix 4 – plans of property

by virtue of paragraph(s) 3, 6, 12, 14 of Part 1 of Schedule 7A
of the Local Government(Scotland) Act 1973.

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Licensing Sub-Committee of the Regulatory Committee

9.30am, Monday, 13 November 2023

Application for House in Multiple Occupation Licence – 98 3f1 Marchmont Crescent

Executive/routine

Wards

Ward 10 – Morningside

Council Commitments

N/A

Executive Summary

An application to continue an House in Multiple Occupation ('HMO') Licence has been received for a property at 98 3f1 Marchmont Crescent, Edinburgh, however the licence holder has changed.

The applicant requests an exemption from policy. The report sets out relevant sections of the policy background which should be considered when determining this application.

Andrew Mitchell

Head of Regulatory Services

Contact: Andrew Mitchell, Head of Regulatory Services

E-mail andrew.mitchell@edinburgh.gov.uk | Tel: 0131 529 4042

Application for House in Multiple Occupation Licence – 98 3f1 Marchmont Crescent

1. Recommendations

- 1.1 It is recommended that the Committee:
 - 1.1.1 notes the contents of this report; and
 - 1.1.2 determines the application and the request for exemption, and, if granted, attaches standard conditions to the licence.

2. Background

- 2.1 The requirement to hold a House in Multiple Occupation ('HMO') Licence is set out in the Housing (Scotland) Act 2006 ('the Act'). The procedures for processing such applications and considering objections etc. are set out in the Act.
- 2.2 The Housing (Scotland) Act 1987 introduced the concept of the 'tolerable standard', which all homes must meet in order to be considered fit for habitation. Subsequent Acts incorporated and made amendments the requirements.
- 2.3 The Committee can add reasonable conditions as it sees fit, if it is minded to grant the licence.

3. Main report

- 3.1 An application (Appendix 1) for the grant of an HMO Licence for a property for four persons has been received from Rosalie Sweeney. The property at 98 3f1 Marchmont Crescent has previously been licensed for four people for several years the licence holder was noted as Siobhan Sweeney.
- 3.2 Section 129 of the Housing (Scotland) Act 2006 states that "an application to a local authority for an HMO licence can only be made by an owner of the living accommodation concerned". The first renewal application, recorded on APP, was received 18 December 2014. The detail on the application confirmed, by the agent, that Siobhan Sweeney was the owner of the property.

- 3.3 As the agent noted the owner as Siobhan Sweeney on each renewal application, she remained the licence holder until the application that was received 15 December 2022, this confirmed Rosalie Sweeney is the owner.
- 3.4 The agent has now confirmed (Appendix 2) that Rosalie Sweeney is the owner, and that Siobhan Sweeney is her daughter.
- 3.5 The property was previously licensed as an HMO for four people, having been assessed against the standard that applied at the date of the initial licence. Policy allows this to continue to be the relevant standard for any continuation of the licence, and it is only when there is any change in the licensing of the property (in this case the correct ownership was confirmed) that the current assessment criteria ('Tolerable standard') become the legally required standard.
- 3.6 The applicant requests an exemption from policy (Appendix 2) with respect to the 'tolerable standard' requirements for four person occupancy.
- 3.7 'Tolerable standard' criteria specify the minimum requirements for an HMO property for four persons. As a result of this application the property has been inspected by Council officers regarding its suitability for use as an HMO for four persons. The 'Tolerable standard' requirements are not met with respect to the dimensions of Bedroom 1 (Appendix 3).
- 3.8 It is recommended that the Committee considers this application and the request for exemption. The Committee may wish to consider whether it would be appropriate to agree exemption from policy and grant a licence for a four person HMO which does not fully comply with Tolerable Standard requirements.
- 3.9 After hearing from the Executive Director of Place or his representative regarding this report, it is recommended that members of the Committee then hear from the applicant. The applicant or their representative have been invited to address the Committee.

4 Measures of success

- 4.1 Not relevant, as decisions on individual licences must be considered on their own merits.

5 Financial impact

- 5.1 All associated costs are contained within the existing Licensing budget.

6 Risk, policy, compliance and governance impact

- 6.1 The process outlined takes account of the relevant statutory provisions.

- 6.2 The applicant has a right of appeal against any decision made. The appeal would be made to the Sheriff Court.

7 Equalities impact

- 7.1 There is no equalities impact arising from the contents of this report.

8 Sustainability impact

- 8.1 There is no environmental impact arising from the contents of this report.

9 Consultation and engagement

- 9.1 None.

10 Background reading/external references

- 10.1

11 Appendices

- 11.1 Appendix 1 – application form
- 11.2 Appendix 2 – email on behalf of the applicant requesting exemption from policy
- 11.3 Appendix 3 - report on inspection carried out on 6 April 2023
- 11.4 Appendix 4 – plans of property

by virtue of paragraph(s) 3, 6, 12, 14 of Part 1 of Schedule 7A
of the Local Government(Scotland) Act 1973.

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Licensing Sub-Committee of the Regulatory Committee

9.30am, Monday, 13 November 2023

Request for Consideration of Landlord Registration

Item number

Report number

Executive/routine

Wards

All

Executive Summary

This is a request for the Licensing Sub Committee to consider the landlord registration of Mohammed Rezaq (Landlord registration application no. EDI-11135748-23).

This report outlines the procedures that the committee should adopt when considering this request and sets out the various options that are open to the committee.

Andrew Mitchell

Head of Regulatory Services

Contact: Andrew Mitchell, Head of Regulatory Services

E-mail: andrew.mitchell@edinburgh.gov.uk | Tel: 0131 529 4208

Contact: Catherine Scanlin, Licensing Manager

E-mail: catherine.scanlin@edinburgh.gov.uk | Tel: 0131 529 4208

Request for Consideration of Landlord Registration

1. Recommendations

- 1.1 After hearing from Council Officers, Police Scotland and Mohammed Rezaq, it is recommended that the Licensing Sub-Committee revokes the entry of the landlord on the Register of Landlords.

2. Background

- 2.1 Landlord Registration was introduced in 2006 under the Antisocial Behaviour etc. (Scotland) Act 2004. Subject to some statutory exceptions, it requires landlords of let properties and Houses of Multiple Occupation to register with their local authority. The registered person is required to be a fit and proper person. The matters to which the local authority must have regard in considering whether a registered landlord is a fit and proper person are laid out in the Antisocial Behaviour etc. (Scotland) Act 2004.
- 2.2 The Act provides that the Committee must have regard to certain material, including whether the landlord has contravened any provision of the law relating to housing, or landlord and tenant law. As part of the registration process, applicants are asked to disclose relevant criminal convictions.
- 2.3 The actions of the landlord in relation to any antisocial behaviour affecting a house which they let or manage must also be taken into account.
- 2.4 Additionally, consideration must be given to any material that shows that the applicant has committed any offence involving:
- Fraud or other dishonesty;
 - Violence;
 - Drugs;
 - Discrimination;
 - Firearms (within the meaning of section 57(1) of the Firearms Act 1968); or that the applicant has
 - Committed a sexual offence (within the meaning of section 210A(10) of the Criminal Procedure (Scotland) Act 1995).

3. Main report

3.1 The entry for Landlord Registration (ref. EDI-11136748-23) (Appendix 1) of Mohammed Rezaq is for the following four properties:

3.1.1 126 Vexhim Park, Edinburgh EH15 3SE

3.1.2 114 Craighour Drive, Edinburgh EH17 7NT

3.1.3 1 Captains Road, Edinburgh EH17 8HY

3.1.4 15/2f1 Northfield Broadway, Edinburgh EH8 7PH

126 Vexhim Park

3.2 Checks carried out on Mohammed Rezaq show that in 2013 he failed to comply with a Repairing Standard Enforcement Order ('RSEO') for the property at 126 Vexhim Park. The repairing order was finally lifted in January 2021 on completion of the work.

15/2f1 Northfield Broadway

3.3 After neighbours raised concerns about the condition of this property, on 1 April 2022 Private Rented Sector ('PRS') officers forwarded a report on this property to the First Tier Tribunal (Scotland) ('FTT').

3.4 On 30 September 2022 the FTT served a RSEO on this property, with a three month compliance date. On reinspection on 14 March 2023, the FTT found incomplete compliance with the RSEO. On 5 May 2023 the FTT served a 15% rent relief order (which applies a 15% rent reduction) on Mr Rezaq with respect to his failure to comply with the RSEO on this property (Appendices 2a and 2b). On a subsequent visit to the property officers became aware that the tenants had not been made aware of this. Advice was provided to the tenants, and the FTT was updated.

3.5 On 20 July 2023 PRS officers discussed the failure to comply with the RSEO with Mr Rezaq. He stated that the majority of repairs were complete but financial difficulties precluded their completion. On 24 July 2023 officers forwarded Mr Rezaq a surveyor's report from a neighbour (Appendix 3) which stated that the floor of the property was dangerous due to rot/damp, asking him to resolve the issue urgently. Officers have tried to follow this up with Mr Rezaq on several occasions with no response to date.

3.6 Taking into account Mohammed Rezaq's history of failure to comply with RSEOs, the Committee is asked to consider revoking his Landlord Registration on the grounds that he is not a fit and proper person to be registered as a landlord with the City of Edinburgh Council.

3.7 If the Committee revokes the Landlord Registration of Mr Rezaq, the tenants at all four of his rented properties are at risk of being made homeless. PRS officers from the Homelessness and Enforcement teams would be able to give tenants advice and support, and ensure that any subsequent eviction notice was carried out legally under the current restricted measures for evictions.

3.8 Mr Rezaq has been invited to attend.

4 Measures of success

- 4.1 Not relevant, as decisions on individual registrations have to be considered on their own merits.

5 Financial impact

- 5.1 The Council's costs are contained within the fees charged for registration.

6 Risk, policy, compliance and governance impact

- 6.1 The process outlined takes account of the relevant statutory provisions.
- 6.2 The applicant has a right of appeal against any decision made. The appeal lies to the First Tier Tribunal Housing and Property.

7 Equalities impact

- 7.1 There is no equalities impact arising from the contents of this report.

8 Sustainability impact

- 8.1 There is no environmental impact arising from the contents of this report.

9 Consultation and engagement

- 9.1 None.

10 Background reading/external references

- 10.1 None

11 Appendices

- 11.1 Appendix 1: Landlord Registration summary: Mohammed Rezaq
- 11.2 Appendix 2a: Report from First Tier Tribunal dated 5 May 2023
- 11.3 Appendix 2b: Report from First Tier Tribunal dated 5 May 2023
- 11.4 Appendix 3: Letter from Maintenance and Building Preservation Ltd dated 18 July 2023

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LICENSING REF NO: 499645

ITEM NO

STREET TRADER LICENCE

New

APPLICANT DETAILS:	NAME	Ms Kylie McCole
MANAGER		Ms Kylie McCole
PREMISES ADDRESS		street record, 23 Roseburn Street, Roseburn, Edinburgh
CONDITIONS RECOMMENDED		Standard Conditions
REPRESENTATIONS RECEIVED		Roads
REASON FOR BEING CALLED TO COMMITTEE		Roads Objection
DETERMINATION DATE		15/2/24
NOTES:		

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LICENSING REF NO: 504429

ITEM NO

STREET TRADER LICENCE

New

APPLICANT DETAILS: MANAGER	NAME	Ms Natalie Sinclair
PREMISES ADDRESS		Elm Row, Broughton, Edinburgh
CONDITIONS RECOMMENDED		Standard Conditions
REPRESENTATIONS RECEIVED		Public Objections
REASON FOR BEING CALLED TO COMMITTEE		Public Objections x 3
DETERMINATION DATE		17/4/24
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Agenda Item 6.3

LICENSING REF NO: 504891

ITEM NO

LATE HOURS CATERING LICENCE

New

APPLICANT DETAILS: MANAGER	NAME	Mr Edmondo Ferri Mr Jamal Ali Ahmed
PREMISES ADDRESS		2 Antigua Street, Edinburgh, EH1 3NH
CONDITIONS RECOMMENDED		Standard Conditions
REPRESENTATIONS RECEIVED		Licensing Enforcement
REASON FOR BEING CALLED TO COMMITTEE		Licensing Enforcement Representation - Outwith Policy
DETERMINATION DATE		19/4/24
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LICENSING REF NO: 501526

ITEM NO

**LATE HOURS CATERING
LICENCE**

New

APPLICANT DETAILS: MANAGER	NAME	Mrs Tanzeelah Jaffar Mrs Tanzeelah Jaffar
PREMISES ADDRESS	11 Cowgatehead, Edinburgh, EH1 1JY	
CONDITIONS RECOMMENDED	Standard Conditions	
REPRESENTATIONS RECEIVED	Public Objection	
REASON FOR BEING CALLED TO COMMITTEE	Public Objection	
DETERMINATION DATE	8/3/24	
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LICENSING REF NO: 504083

ITEM NO

LATE HOURS CATERING LICENCE

New

APPLICANT DETAILS: MANAGER	NAME	Spicy Bites Ltd Mr Nabeel Khan
PREMISES ADDRESS		119 Dundee Street, Edinburgh, EH11 1AX
CONDITIONS RECOMMENDED		Standard Conditions
REPRESENTATIONS RECEIVED		Police Scotland Licensing Enforcement
REASON FOR BEING CALLED TO COMMITTEE		Police Objection Licensing Enforcement Objection
DETERMINATION DATE		31/5/24
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Agenda Item 6.6

LICENSING REF NO: 505107

ITEM NO

SECOND HAND DEALERS LICENCE

New

APPLICANT DETAILS: MANAGER	NAME	We Buy Any Car Limited Mr Brett Stoner
PREMISES ADDRESS		Asda, 2 Sandpiper Drive, Edinburgh, EH6 6QJ
CONDITIONS RECOMMENDED		Standard Conditions
REPRESENTATIONS RECEIVED		Licensing Enforcement
REASON FOR BEING CALLED TO COMMITTEE		Licensing Enforcement Representation
DETERMINATION DATE		27/4/24
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Agenda Item 6.7

LICENSING REF NO: 505104

ITEM NO

SECOND HAND DEALERS LICENCE

New

APPLICANT DETAILS: MANAGER	NAME	We Buy Any Car Limited Mr Brett Stoner
PREMISES ADDRESS		30 New Swanston, Edinburgh, EH10 7JA
CONDITIONS RECOMMENDED		Standard Conditions
REPRESENTATIONS RECEIVED		Licensing Enforcement
REASON FOR BEING CALLED TO COMMITTEE		Licensing Enforcement Representation
DETERMINATION DATE		27/4/24
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Agenda Item 6.8

LICENSING REF NO: 505106

ITEM NO

SECOND HAND DEALERS LICENCE

New

APPLICANT DETAILS: MANAGER	NAME	We Buy Any Car Limited Mr Brett Stoner
PREMISES ADDRESS		66 Bankhead Drive, Edinburgh, EH11 4EQ
CONDITIONS RECOMMENDED		Standard Conditions
REPRESENTATIONS RECEIVED		Licensing Enforcement
REASON FOR BEING CALLED TO COMMITTEE		Licensing enforcement
DETERMINATION DATE		25/04/2024
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Agenda Item 6.9

LICENSING REF NO: 505096

ITEM NO

SECOND HAND DEALERS LICENCE

New

APPLICANT DETAILS: MANAGER	NAME	We Buy Any Car Limited Mr Brett Stoner
PREMISES ADDRESS		Craigleith Retail Park, South Groathill Avenue, Edinburgh, EH4 2LN
CONDITIONS RECOMMENDED		Standard Conditions
REPRESENTATIONS RECEIVED		Licensing Enforcement
REASON FOR BEING CALLED TO COMMITTEE		Licensing Enforcement Representation
DETERMINATION DATE		24/5/24
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LICENSING REF NO: 505103

ITEM NO

**SECOND HAND DEALERS
LICENCE**

New

APPLICANT DETAILS: MANAGER	NAME	We Buy Any Car Limited Mr Brett Stoner
PREMISES ADDRESS	Fort Kinnaird Retail Park, EH15 3RB	
CONDITIONS RECOMMENDED	Standard Conditions	
REPRESENTATIONS RECEIVED	Licensing Enforcement	
REASON FOR BEING CALLED TO COMMITTEE	Licensing Enforcement Representation	
DETERMINATION DATE	27/4/24	
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LICENSING REF NO: 503432

ITEM NO

**SECOND HAND DEALERS
LICENCE**

New/Renewal

APPLICANT DETAILS: MANAGER	NAME	Arnold Clark Automobiles Limited
PREMISES ADDRESS		16-18 Bankhead Drive, Edinburgh, EH11 4DJ
CONDITIONS RECOMMENDED		Standard Conditions
REPRESENTATIONS RECEIVED		Licensing Enforcement
REASON FOR BEING CALLED TO COMMITTEE		To consider the representation
DETERMINATION DATE		25/4/2024
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LICENSING REF NO: 503933

ITEM NO

**SECOND HAND DEALERS
LICENCE**

New

APPLICANT DETAILS: MANAGER	NAME	Lomond Motors (East) Limited
PREMISES ADDRESS		4 Bankhead Drive, Edinburgh, EH11 4EJ
CONDITIONS RECOMMENDED		Standard Conditions
REPRESENTATIONS RECEIVED		Licensing Enforcement
REASON FOR BEING CALLED TO COMMITTEE		To consider the representation
DETERMINATION DATE		11/04/23
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LICENSING REF NO: 502878

ITEM NO

**SECOND HAND DEALERS
LICENCE**

New

APPLICANT DETAILS: MANAGER	NAME	Cars4You Ltd
PREMISES ADDRESS	50 Murrayburn Road, Edinburgh, EH14 2SN	
CONDITIONS RECOMMENDED	Standard Conditions	
REPRESENTATIONS RECEIVED	Licensing Enforcement	
REASON FOR BEING CALLED TO COMMITTEE	Licensing Enforcement representation	
DETERMINATION DATE	27/03/23	
NOTES:		

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LICENSING REF NO: 504516

ITEM NO

**SECOND HAND DEALERS
LICENCE**

New

APPLICANT DETAILS: MANAGER	NAME	GrayPaul Motors Ltd Mr Dominic Bell
PREMISES ADDRESS		8 Whitehill Road, Edinburgh, EH15 3HR
CONDITIONS RECOMMENDED		Standard Conditions
REPRESENTATIONS RECEIVED		
REASON FOR BEING CALLED TO COMMITTEE		
DETERMINATION DATE		18/4/24
NOTES:		

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LICENSING REF NO: 504513

ITEM NO

**SECOND HAND DEALERS
LICENCE**

New

APPLICANT DETAILS: MANAGER	NAME	R Stratton & Co Ltd.
PREMISES ADDRESS		8 Whitehill Road, Edinburgh, EH15 3HR
CONDITIONS RECOMMENDED		Standard Conditions
REPRESENTATIONS RECEIVED		Licensing Enforcement
REASON FOR BEING CALLED TO COMMITTEE		To consider the representation
DETERMINATION DATE		18/04/24
NOTES:		

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LICENSING REF NO: 505776

ITEM NO

SHORT TERM LETS LICENCE

New

APPLICANT DETAILS: MANAGER	NAME	Mr Craig James Brown
PREMISES ADDRESS	Flat 3, 98 Whitson Road, Stenhouse, Edinburgh, EH11 3BP	
CONDITIONS RECOMMENDED	Standard Conditions	
REPRESENTATIONS RECEIVED	Public Objection	
REASON FOR BEING CALLED TO COMMITTEE	Public Objection	
DETERMINATION DATE	8/5/24	
NOTES: Home letting and home sharing – existing host – 1 bedroom 2 guests		

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LICENSING REF NO: 506658

ITEM NO

SHORT TERM LETS LICENCE

New

APPLICANT DETAILS: MANAGER	NAME	Mr Edward John Harper Mr Edward John Harper
PREMISES ADDRESS	Flat 4, 35 Simpson Loan, Southside, Edinburgh, EH3 9GH	
CONDITIONS RECOMMENDED	Standard Conditions	
REPRESENTATIONS RECEIVED	Public Objection	
REASON FOR BEING CALLED TO COMMITTEE	Public Objection	
DETERMINATION DATE	21/5/24	
NOTES: secondary letting, existing host, 2 guests/1 bedroom		

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LICENSING REF NO: 507127

ITEM NO

SHORT TERM LETS LICENCE

New

APPLICANT DETAILS: MANAGER	NAME	Mr James Seabright
PREMISES ADDRESS	Flat 9, 65 Holyrood Road, Old Town, Edinburgh, EH8 8AU	
CONDITIONS RECOMMENDED	Standard Conditions	
REPRESENTATIONS RECEIVED	Public objection	
REASON FOR BEING CALLED TO COMMITTEE	Public objection	
DETERMINATION DATE	25/5/24	
NOTES: home letting, existing hosts, 2 bedrooms, 5 guests		

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LICENSING REF NO: 505653

ITEM NO

SHORT TERM LETS LICENCE

New

APPLICANT DETAILS: MANAGER	NAME	Mr Craig George Daly Mr Anthony Daly
PREMISES ADDRESS	Flat 6, 20 Balfour Place, Pilrig, Edinburgh, EH6 5DW	
CONDITIONS RECOMMENDED	Standard Conditions	
REPRESENTATIONS RECEIVED	Public Objection	
REASON FOR BEING CALLED TO COMMITTEE	Public Objection	
DETERMINATION DATE	5/5/24	
NOTES:		

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LICENSING REF NO: 493460

ITEM NO

**HMO
RENEWAL**

APPLICANT DETAILS: <div style="text-align: right; margin-right: 20px;"> NAME AGENT LODGING AGENT </div>	Ms Vidhi Misra DRM Residential DRM Residential
PREMISES ADDRESS	2f2, 70 Thirlestane Road, Edinburgh, EH9 1AR
CONDITIONS APPLIED FOR	Maximum Occupants - 5
24 HOUR CONTACT NUMBER	SATISFACTORY
NOTICE OF APPLICATION	SATISFACTORY
REPRESENTATIONS RECEIVED	Public Objections x 2 Pauline & Ian Jack Mike Sweatman & Ute Beck
DETERMINATION DATE	8 February 2024
RENEWAL DATE	23 February 2023
NOTES: continued from previous committee	

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LICENSING REF NO: 495706

ITEM NO

**HMO
RENEWAL**

APPLICANT DETAILS: <div style="text-align: right; margin-right: 20px;"> NAME AGENT LODGING AGENT </div>	Mr Henry Fung Mr Ben Clark - Lovett Edinburgh Mr Brian Morgan – HMO Scotland Ltd
PREMISES ADDRESS	96 Findhorn Place, EH9 2NZ
CONDITIONS APPLIED FOR	Maximum Occupants - 5
24 HOUR CONTACT NUMBER	SATISFACTORY
NOTICE OF APPLICATION	26/6/23
REPRESENTATIONS RECEIVED	Public Objection x 1
DETERMINATION DATE	15/12/24
RENEWAL DATE	15/3/23
NOTES:PRS recommendation 3 years	

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Agenda Item 6.22

LICENSING REF NO: 496601

ITEM NO

**HMO
RENEWAL**

APPLICANT DETAILS:	NAME	Mrs Rebekah Kidd & Mr Andrew Kidd
	AGENT	Ms Anna Jane Renton
	LODGING AGENT	
PREMISES ADDRESS		3f2, 10 Hillside Street, Edinburgh, EH7 5HB
CONDITIONS APPLIED FOR		Maximum Occupants - 5
24 HOUR CONTACT NUMBER		SATISFACTORY
NOTICE OF APPLICATION		2/5/23
REPRESENTATIONS RECEIVED		Public Objection x 1
DETERMINATION DATE		30/12/24
RENEWAL DATE		30/3/23
NOTES:PRS recommendation 3 years		

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Agenda Item 6.23

LICENSING REF NO: 498067

ITEM NO

**HMO
RENEWAL**

APPLICANT DETAILS:	NAME	Mr Mark Hannay
	AGENT	Mr Andrew Jack
	LODGING AGENT	
PREMISES ADDRESS		2f1, 24 Montgomery Street, Edinburgh, EH7 5JS
CONDITIONS APPLIED FOR		Maximum Occupants - 3
24 HOUR CONTACT NUMBER		SATISFACTORY
NOTICE OF APPLICATION		13/6/23
REPRESENTATIONS RECEIVED		Public Objection x 1
DETERMINATION DATE		21/1/24
RENEWAL DATE		21/4/23
NOTES:Term of licence sought 1 year		

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LICENSING REF NO: 498310

ITEM NO

**HMO
RENEWAL**

APPLICANT DETAILS: <div style="text-align: right; padding-right: 10px;"> NAME AGENT LODGING AGENT </div>	Mr William Rennie Mr Chris Boisseau – Factotum Letting
PREMISES ADDRESS	2f1, 7 Annandale Street, Edinburgh, EH7 4AW
CONDITIONS APPLIED FOR	Maximum Occupants - 4
24 HOUR CONTACT NUMBER	SATISFACTORY
NOTICE OF APPLICATION	15/8/23
REPRESENTATIONS RECEIVED	Public Objection x 1
DETERMINATION DATE	26/1/24
RENEWAL DATE	26/4/23
NOTES: Term of licence sought 1 year	

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LICENSING REF NO: 498348

ITEM NO

**HMO
RENEWAL**

APPLICANT DETAILS:	NAME	Mrs Sarah Boisseau & Mr Christopher David Boisseau
	AGENT	Mr Christopher David Boisseau – Factotum Letting
	LODGING AGENT	
PREMISES ADDRESS		1f1, 7 Annandale Street, Edinburgh, EH7 4AW
CONDITIONS APPLIED FOR		Maximum Occupants - 5
24 HOUR CONTACT NUMBER		SATISFACTORY
NOTICE OF APPLICATION		6/9/23
REPRESENTATIONS RECEIVED		Public Objection x 1
DETERMINATION DATE		26/1/24
RENEWAL DATE		26/4/23
NOTES:PRS recommendation 3 years		

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Agenda Item 6.26

LICENSING REF NO: 498689

ITEM NO

**HMO
RENEWAL**

APPLICANT DETAILS:	NAME	Neoholm Ltd
	AGENT	Mr Callum Booth – Booth property Management
	LODGING AGENT	
PREMISES ADDRESS		3f2, 15 Hope Park Terrace, Edinburgh, EH8 9LZ
CONDITIONS APPLIED FOR		Maximum Occupants - 4
24 HOUR CONTACT NUMBER		SATISFACTORY
NOTICE OF APPLICATION		13/7/23
REPRESENTATIONS RECEIVED		Public Objection x 1
DETERMINATION DATE		1/2/24
RENEWAL DATE		1/5/23
NOTES:PRS recommendation 3 years		

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Agenda Item 6.27

LICENSING REF NO: 498769

ITEM NO

**HMO
RENEWAL**

APPLICANT DETAILS: NAME AGENT LODGING AGENT	Mr Stephen Dodds & Mrs Victoria Dodds Mr Laurentiu Hufstetler – Milton Property Management
PREMISES ADDRESS	Flat 18, 5 Saunders Street, Stockbridge, Edinburgh, EH3 6TT
CONDITIONS APPLIED FOR	Maximum Occupants - 3
24 HOUR CONTACT NUMBER	SATISFACTORY
NOTICE OF APPLICATION	11/7/23
REPRESENTATIONS RECEIVED	Public Objection x 1
DETERMINATION DATE	1/2/24
RENEWAL DATE	2/5/23
NOTES:	

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LICENSING REF NO: 499659

ITEM NO

**HMO
RENEWAL**

APPLICANT DETAILS: NAME AGENT LODGING AGENT	Scottish Midland Co-operative Society Limited
PREMISES ADDRESS	Flat 8, 17 Leven Street, Tollcross, Edinburgh, EH3 9LH
CONDITIONS APPLIED FOR	Maximum Occupants - 3
24 HOUR CONTACT NUMBER	SATISFACTORY
NOTICE OF APPLICATION	5/9/23
REPRESENTATIONS RECEIVED	Public Objection x 1
DETERMINATION DATE	15/2/24
RENEWAL DATE	15/5/23
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LICENSING REF NO: 499904

ITEM NO

**HMO
RENEWAL**

APPLICANT DETAILS:	NAME	Mrs Rosemary Sutcliffe
	AGENT	Mr Dietrich Zank – The Flat Company
	LODGING AGENT	
PREMISES ADDRESS		2f, 29 Buckingham Terrace, Edinburgh, EH4 3AE
CONDITIONS APPLIED FOR		Maximum Occupants - 6
24 HOUR CONTACT NUMBER		SATISFACTORY
NOTICE OF APPLICATION		13/7/23
REPRESENTATIONS RECEIVED		Public Objection x 1
DETERMINATION DATE		18/2/24
RENEWAL DATE		18/5/23
NOTES:		

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LICENSING REF NO: 500527

ITEM NO

**HMO
RENEWAL**

APPLICANT DETAILS: <div style="text-align: right; margin-right: 20px;"> NAME AGENT LODGING AGENT </div>	Mr Henry Lloyd Baker Mr Craig Roberts - Roberts Residential Letting
PREMISES ADDRESS	2f1, 5 St Stephen Street, Edinburgh, EH3 5AN
CONDITIONS APPLIED FOR	Maximum Occupants - 4
24 HOUR CONTACT NUMBER	SATISFACTORY
NOTICE OF APPLICATION	YES
REPRESENTATIONS RECEIVED	Public objection x 5, public representation x 1
DETERMINATION DATE	26/05/2024
RENEWAL DATE	29/05/2023
NOTES: PRS recommendation 3 years	

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Agenda Item 6.31

LICENSING REF NO: 500536

ITEM NO

**HMO
RENEWAL**

APPLICANT DETAILS:	NAME	Grange (Edinburgh) Heritable Investment Ltd
	AGENT	Ms Therese O'Donovan - Gladstones Property Investment Managers
	LODGING AGENT	Mr Richard Montgomery - Symington Mackell Chartered Surveyors
PREMISES ADDRESS		3f2, 72 Broughton Street, Broughton, Edinburgh, EH1 3SA
CONDITIONS APPLIED FOR		Maximum Occupants - 3
24 HOUR CONTACT NUMBER		SATISFACTORY
NOTICE OF APPLICATION		YES
REPRESENTATIONS RECEIVED		Public objection x1
DETERMINATION DATE		26/5/24
RENEWAL DATE		28/05/2023
NOTES: PRS recommendation 3 years – late objection, reasons supplied		

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Agenda Item 6.32

LICENSING REF NO: 500543

ITEM NO

**HMO
RENEWAL**

APPLICANT DETAILS:	NAME	Grange (Edinburgh) Heritable Investment Ltd
	AGENT	Ms Therese O'Donovan - Gladstones Property Investment Managers
	LODGING AGENT	Mr Richard Montgomery - Symington Mackell Chartered Surveyors
PREMISES ADDRESS		2f1, 72 Broughton Street, Broughton, Edinburgh, EH1 3SA
CONDITIONS APPLIED FOR		Maximum Occupants - 3
24 HOUR CONTACT NUMBER		SATISFACTORY
NOTICE OF APPLICATION		Yes
REPRESENTATIONS RECEIVED		Public objection x 1
DETERMINATION DATE		26/5/24
RENEWAL DATE		28/05/23
NOTES: PRS recommendation 3 years – late objection, reasons supplied		

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LICENSING REF NO: 502434

ITEM NO

**HMO
RENEWAL**

APPLICANT DETAILS:	NAME	Ms Louisa Jacqueline Gray
	AGENT	Mr Trevor Mapara - Murray & Currie
	LODGING AGENT	Brian Morgan – HMO Scotland Ltd
PREMISES ADDRESS		3f1, 77 Dublin Street, Edinburgh, EH3 6NS
CONDITIONS APPLIED FOR		Maximum Occupants - 4
24 HOUR CONTACT NUMBER		SATISFACTORY
NOTICE OF APPLICATION		Yes
REPRESENTATIONS RECEIVED		2 x Public Objections
DETERMINATION DATE		29/05/2024
RENEWAL DATE		01/06/2023
NOTES: PRS recommendation 3 years		

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Agenda Item 6.34

LICENSING REF NO: 505276

ITEM NO

HMO

NEW/RENEWAL

APPLICANT DETAILS:	NAME	Mr Peter Morton Henderson
	AGENT	
	LODGING AGENT	
PREMISES ADDRESS		2f, 23 Scotland Street, Edinburgh, EH3 6PU
CONDITIONS APPLIED FOR		Maximum Occupants - 5
24 HOUR CONTACT NUMBER		SATISFACTORY
NOTICE OF APPLICATION		26/9/23
REPRESENTATIONS RECEIVED		Public Objection x 1
DETERMINATION DATE		29/4/24
RENEWAL DATE		29/7/23
NOTES:		

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Agenda Item 6.35

LICENSING REF NO: 501136

ITEM NO

**HMO
NEW**

APPLICANT DETAILS: NAME AGENT LODGING AGENT	Mr Dheeraj Kumar & Mr Nasir Ghafoor & Mr Dheeraj Kumar
PREMISES ADDRESS	Flat 8, 182 Greendykes Road, Greendykes, Edinburgh, EH16 4EH
CONDITIONS APPLIED FOR	Maximum Occupants - 4
24 HOUR CONTACT NUMBER	SATISFACTORY
NOTICE OF APPLICATION	yes
REPRESENTATIONS RECEIVED	Public objection
DETERMINATION DATE	4/6/24
RENEWAL DATE	New app
NOTES: PRS review satisfactory.	

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LICENSING REF NO: 505169

ITEM NO

HMO
NEW

APPLICANT DETAILS:	NAME	Ropemaker Properties Ltd
	AGENT	Mr Francois Hugo Crous - CRM Students Limited
	LODGING AGENT	
PREMISES ADDRESS		Flat 11, 11 Montrose Terrace, Abbeyhill, Edinburgh, EH7 5AF
CONDITIONS APPLIED FOR		Maximum Occupants - 5
24 HOUR CONTACT NUMBER		SATISFACTORY
NOTICE OF APPLICATION		Yes
REPRESENTATIONS RECEIVED		Public objection - late
DETERMINATION DATE		17/07/2024
RENEWAL DATE		New application
NOTES: late reasons provided as part of objection.		

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Agenda Item 6.37

LICENSING REF NO: 505169

ITEM NO

**HMO
NEW**

APPLICANT DETAILS: NAME AGENT LODGING AGENT	Ropemaker Properties Ltd Mr Francois Hugo Crous - CRM Students Limited
PREMISES ADDRESS	Flat 11, 11 Montrose Terrace, Abbeyhill, Edinburgh, EH7 5AF
CONDITIONS APPLIED FOR	Maximum Occupants - 5
24 HOUR CONTACT NUMBER	SATISFACTORY
NOTICE OF APPLICATION	Yes
REPRESENTATIONS RECEIVED	Public objection - late
DETERMINATION DATE	17/07/2024
RENEWAL DATE	New application
NOTES: late reasons provided as part of objection.	

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LICENSING REF NO: 505171

ITEM NO

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HMO
NEW

APPLICANT DETAILS:	NAME	Ropemaker Properties Ltd
	AGENT	Mr Francois Hugo Crous - CRM Students Limited
	LODGING AGENT	
PREMISES ADDRESS		Flat 21, 11 Montrose Terrace, Abbeyhill, Edinburgh, EH7 5AF
CONDITIONS APPLIED FOR		Maximum Occupants - 6
24 HOUR CONTACT NUMBER		SATISFACTORY
NOTICE OF APPLICATION		Yes
REPRESENTATIONS RECEIVED		Public objection - late
DETERMINATION DATE		17/07/2024
RENEWAL DATE		New application
NOTES: late reasons provided as part of objection.		

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LICENSING REF NO: 505172

ITEM NO

**HMO
NEW**

APPLICANT DETAILS: <div style="text-align: right; margin-right: 20px;"> NAME AGENT LODGING AGENT </div>	Ropemaker Properties Ltd Mr Francois Hugo Crous - CRM Students Limited
PREMISES ADDRESS	Flat 22, 11 Montrose Terrace, Abbeyhill, Edinburgh, EH7 5AF
CONDITIONS APPLIED FOR	Maximum Occupants - 5
24 HOUR CONTACT NUMBER	SATISFACTORY
NOTICE OF APPLICATION	Yes
REPRESENTATIONS RECEIVED	Public objection - late
DETERMINATION DATE	17/07/2024
RENEWAL DATE	New application
NOTES: late reasons provided as part of objection.	

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Please read through the **Guidance Notes** before completing this form and complete the form in capital letters using black ink. Please also ensure you complete the checklist before submitting your application

This application form must be fully completed and submitted electronically, together with all required supporting documentation and the appropriate fee, to the Licensing Section using our HMO Licensing [online submission form](#) Further information is also available on our website at www.edinburgh.gov.uk

Checklist		
PART 1 - This check list must be fully completed in order to submit your application.		
Any application submitted without all the required certificates, layout plan and completed checklist will be deemed to be incomplete and will be returned.		
Please note that it is the licence holder's responsibility to ensure that a fully completed application for continuation of the existing licence, together with all required certificates, is received before the current licence expires. Failure to do so will result in the application being treated as a new licence application with the relevant fee payable and your property will be unlicensed		
Application Type: please tick ✓	NEW <input type="checkbox"/> (1 YEAR)	
	CONTINUATION <input type="checkbox"/>	
Current Licence No* _____	Expiry date*: _____	
(*required where a current licence already exists): (*required where a current licence already exists):		
Applicants Landlord Registration No (if applicable) _____		
I have enclosed the following - please tick ✓ or enter N/A		
Completed application form		
Correct application fee		<i>note application fees are non refundable</i>
Annual Gas Certificate (for properties with a gas supply)		valid to:
Current Electrical Installation Condition Report		valid to:
Annual Emergency Lighting Certificate (note 1)		valid to
Annual Portable Appliance Test Certificate (PAT)		valid to:
Annual Fire Appliances Certificate or Current Invoice		valid to:
Current Part 1 Fire Alarm System Certificate (note 1)		valid to:
Annual Sprinkler System Inspection Certificate in accordance with BS9251 (note 1)		valid to:
Completed Fire Risk Assessment (note 1)		valid to:
A4 size copy of the floor plan		<i>required for all new and any subsequent (renewal) application</i>

PART 2 – APPLICANT’S DETAILS - (guidance note 2)

Applicant’s full name	
Maiden/Previous name	
Date and town of birth	
Applicant’s home address (or registered office) including postcode	
Contact telephone numbers	
Contact e-mail address	

If the applicant is a firm, partnership, company or trust please provide Directors’/Partners’/Trustees’ details

Name	
Maiden/Previous name	
Date and town of birth	
Address - including postcode	

Name	
Maiden/Previous name	
Date and town of birth	
Address - including postcode	

Name	
Maiden/Previous name	
Date and town of birth	
Address - including postcode	

(Please provide details of any further directors/partners/trustees on a separate sheet)

PART 3 – DETAILS OF APPOINTED AGENT - *appointed to take responsibility for managing the property on a day-to-day basis (guidance note 3)*

Agent's full name (Include all director/partner/trustee details if not an individual)	
Name of responsible individual (If agent is a company/business/trust)	
Date and town of birth	
Agent's address (including postcode)	
Agent's telephone number	
Agent's e-mail address	

PART 4 – PREVIOUS CONVICTIONS - *(guidance note 4)*

Subject to the Rehabilitation of Offenders Act 1974 if the applicant, the appointed agent or any director/partner of them named in this application has been convicted of any crime or offence in any court in the United Kingdom, please provide details below or answer "None" if applicable.

<u>Date</u>	<u>Court</u>	<u>Offence</u>	<u>Sentence</u>

PART 5 – PROPERTY DETAILS - (guidance note 5)

5.1	Property Address (including postcode) (Please include flat number e.g. 1F2 where appropriate)	
5.2	Date of registration of title	
5.3	Maximum total number of occupants	
5.4	Maximum number of bedrooms	
5.5	24-hour emergency contact number & name	
5.6	Name(s) of joint property owner(s)	

PART 6 – APPLICANT'S DECLARATION - (guidance note 6)

I/we hereby make application for licence in the above terms and certify that the information given is true and correct.

I/we confirm that that in submitting this application I/we consent to the information supplied by me/us in making this application (“data”) being held and processed by the City of Edinburgh Council (“the Council”) for its purposes as licensing authority. I/we understand that data will be disclosed to the police and other public bodies involved with licensing processing and enforcement. I/we understand that the Council is required to enter the data on to its HMO Register of Applications which may be inspected by members of the public on request and that certified copies of entries on this register may be issued to members of the public on request and on payment of the appropriate fee. I/we understand that I/we may check or amend data held or request deletion of data by contacting the Council’s Licensing Section at the address at the top of this form.

I/we certify that I/we will comply with the requirement to display a notice of application in accordance with paragraph 2 of schedule 4 to the Housing (Scotland) Act 2006 and that I/we have received and read a copy of the Council’s standard licence conditions for HMO licences.

Signed _____ **FHCrous** _____ ~~agent~~ /appointed agent (delete as appropriate)

Date _____

PART 7 – CORRESPONDENCE DETAILS - Please provide full contact details indicating where all correspondence relating to the HMO licence application & inspection process should be sent

Correspondence name and address (including postcode)	
Telephone number	
E-mail address	



rev

Ref: 19024_L(40)52
Title: Ground Floor Plan
Project: Montrose Terrace, Edinburgh
Client: Glencairn Properties (Scotland) Limited

Date: 30.03.2022 Drawn: JL Status: CONSTRUCTION
Scale: 1:100 @ A1 Rev:

56three
ARCHITECTS
0131 220 3003 | info@56three.com

Do not scale from this drawing.
All drawings to be checked on site. The Client accepts the responsibility of the Architect. No Registered Office: 14 West Street, Edinburgh, UK
©2022 Registered in Scotland (SC040267). The drawing and its contents are the property of 56three Architects.



James Brown

From: DEREK KELLY <derekkelly@hotmail.com>
Sent: 09 October 2023 10:42
To: Licensing
Subject: HMO Objection



Hi I would like to object to the HMO planning applications for the flat numbers listed below.

Firstly, where the applicants displayed their public application notices is totally disingenuous and seems to be an attempt to hide the applications. The side of Montrose Terrace that they posted the notices is blocked off and is surrounded by equipment, heavy lorries and workers. No-one walks down that section of road as it's actually dangerous for pedestrians to do so and there's no continual path down Montrose Terrace there. The image they provided does not show all the equipment and blocked off area directly in front of the 'noticeboard' nor does it properly show they the entrance to that part of the street has large signs saying 'road closed' and that you cannot access it walking up Montrose Terrace from the London Road Junction.

Flat 11, 11 Montrose Terrace, Abbeyhill
Flat 20, 11 Montrose Terrace, Abbeyhill
Flat 21, 11 Montrose Terrace, Abbeyhill
Flat 22, 11 Montrose Terrace, Abbeyhill
Flat 23, 11 Montrose Terrace, Abbeyhill
Flat 25, 11 Montrose Terrace, Abbeyhill
Flat 32, 11 Montrose Terrace, Abbeyhill
Flat 33, 11 Montrose Terrace, Abbeyhill
Flat 34, 11 Montrose Terrace, Abbeyhill
Flat 35, 11 Montrose Terrace, Abbeyhill
Flat 36, 11 Montrose Terrace, Abbeyhill
Flat 38, 11 Montrose Terrace, Abbeyhill
Flat 45, 11 Montrose Terrace, Abbeyhill
Flat 46, 11 Montrose Terrace, Abbeyhill
Flat 47, 11 Montrose Terrace, Abbeyhill
Flat 48, 11 Montrose Terrace, Abbeyhill
Flat 49, 11 Montrose Terrace, Abbeyhill
Flat 51, 11 Montrose Terrace, Abbeyhill
Flat 58, 11 Montrose Terrace, Abbeyhill
Flat 71, 11 Montrose Terrace, Abbeyhill

I am objecting as the above applications bring in huge numbers of people to Montrose Terrace. These applications would greatly increase the number of HMO's in the area and will undoubtedly have a negative effect on parking and local amenity (e.g. noise, vandalism, anti-social behaviour). This area is already blighted by illegal STL's and the resultant issues they cause.

Further HMOs have a negative effect on the character of neighbourhoods (e.g. decreased social cohesion, less local activities taking place due to being temporary occupants which is what these HMO's are being used for. They are not intended as long term lets). HMOs attract a transient population who do not care for the neighbourhood, potentially causing a breakdown in community cohesion in areas with high concentrations. We already have a huge student block on Abbeymount so do not want more HMOs in this small area, the concentration is already way to high.

Can you please register this as a formal objection.

Thanks

Derek Kelly
20 Montrose Terrace
Edinburgh EH7 5DL

Agenda Item 6.40

LICENSING REF NO: 505173

ITEM NO

**HMO
NEW**

APPLICANT DETAILS:	NAME	Ropemaker Properties Ltd
	AGENT	Mr Francois Hugo Crous - CRM Students Limited
	LODGING AGENT	
PREMISES ADDRESS		Flat 23, 11 Montrose Terrace, Abbeyhill, Edinburgh, EH7 5AF
CONDITIONS APPLIED FOR		Maximum Occupants - 5
24 HOUR CONTACT NUMBER		SATISFACTORY
NOTICE OF APPLICATION		Yes
REPRESENTATIONS RECEIVED		Public objection - late
DETERMINATION DATE		17/07/2024
RENEWAL DATE		New application
NOTES: late reasons provided as part of objection.		

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Agenda Item 6.41

LICENSING REF NO: 505174

ITEM NO

**HMO
NEW**

APPLICANT DETAILS: NAME AGENT LODGING AGENT	Ropemaker Properties Ltd Mr Francois Hugo Crous - CRM Students Limited
PREMISES ADDRESS	Flat 25, 11 Montrose Terrace, Abbeyhill, Edinburgh, EH7 5AF
CONDITIONS APPLIED FOR	Maximum Occupants - 5
24 HOUR CONTACT NUMBER	SATISFACTORY
NOTICE OF APPLICATION	Yes
REPRESENTATIONS RECEIVED	Public objection - late
DETERMINATION DATE	17/07/2024
RENEWAL DATE	New application
NOTES: late reasons provided as part of objection.	

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Agenda Item 6.42

LICENSING REF NO: 505175

ITEM NO

HMO
NEW

APPLICANT DETAILS:	NAME	Ropemaker Properties Ltd
	AGENT	Mr Francois Hugo Crous - CRM Students Limited
	LODGING AGENT	
PREMISES ADDRESS		Flat 32, 11 Montrose Terrace, Abbeyhill, Edinburgh, EH7 5AF
CONDITIONS APPLIED FOR		Maximum Occupants - 4
24 HOUR CONTACT NUMBER		SATISFACTORY
NOTICE OF APPLICATION		Yes
REPRESENTATIONS RECEIVED		Public objection - late
DETERMINATION DATE		17/07/2024
RENEWAL DATE		New application
NOTES: late reasons provided as part of objection.		

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Agenda Item 6.43

LICENSING REF NO: 505176

ITEM NO

**HMO
NEW**

APPLICANT DETAILS:	NAME	Ropemaker Properties Ltd
	AGENT	Mr Francois Hugo Crous - CRM Students Limited
	LODGING AGENT	
PREMISES ADDRESS		Flat 33, 11 Montrose Terrace, Abbeyhill, Edinburgh, EH7 5AF
CONDITIONS APPLIED FOR		Maximum Occupants - 6
24 HOUR CONTACT NUMBER		SATISFACTORY
NOTICE OF APPLICATION		Yes
REPRESENTATIONS RECEIVED		Public objection - late
DETERMINATION DATE		17/07/2024
RENEWAL DATE		New application
NOTES: late reasons provided as part of objection.		

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LICENSING REF NO: 505177

ITEM NO

**HMO
NEW**

APPLICANT DETAILS: <div style="text-align: right; margin-right: 20px;"> NAME AGENT LODGING AGENT </div>	Ropemaker Properties Ltd Mr Francois Hugo Crous - CRM Students Limited
PREMISES ADDRESS	Flat 34, 11 Montrose Terrace, Abbeyhill, Edinburgh, EH7 5AF
CONDITIONS APPLIED FOR	Maximum Occupants - 5
24 HOUR CONTACT NUMBER	SATISFACTORY
NOTICE OF APPLICATION	Yes
REPRESENTATIONS RECEIVED	Public objection - late
DETERMINATION DATE	17/07/2024
RENEWAL DATE	New application
NOTES: late reasons provided as part of objection.	

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LICENSING REF NO: 505178

ITEM NO

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HMO
NEW

APPLICANT DETAILS:	NAME	Ropemaker Properties Ltd
	AGENT	Mr Francois Hugo Crous - CRM Students Limited
	LODGING AGENT	
PREMISES ADDRESS		Flat 35, 11 Montrose Terrace, Abbeyhill, Edinburgh, EH7 5AF
CONDITIONS APPLIED FOR		Maximum Occupants - 4
24 HOUR CONTACT NUMBER		SATISFACTORY
NOTICE OF APPLICATION		Yes
REPRESENTATIONS RECEIVED		Public objection - late
DETERMINATION DATE		17/07/2024
RENEWAL DATE		New application
NOTES: late reasons provided as part of objection.		

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Agenda Item 6.46

LICENSING REF NO: 505179

ITEM NO

**HMO
NEW**

APPLICANT DETAILS: NAME AGENT LODGING AGENT	Ropemaker Properties Ltd Mr Francois Hugo Crous - CRM Students Limited
PREMISES ADDRESS	Flat 36, 11 Montrose Terrace, Abbeyhill, Edinburgh, EH7 5AF
CONDITIONS APPLIED FOR	Maximum Occupants - 5
24 HOUR CONTACT NUMBER	SATISFACTORY
NOTICE OF APPLICATION	Yes
REPRESENTATIONS RECEIVED	Public objection - late
DETERMINATION DATE	17/07/2024
RENEWAL DATE	New application
NOTES: late reasons provided as part of objection.	

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Agenda Item 6.47

LICENSING REF NO: 505180

ITEM NO

HMO
NEW

APPLICANT DETAILS:	NAME	Ropemaker Properties Ltd
	AGENT	Mr Francois Hugo Crous - CRM Students Limited
	LODGING AGENT	
PREMISES ADDRESS		Flat 38, 11 Montrose Terrace, Abbeyhill, Edinburgh, EH7 5AF
CONDITIONS APPLIED FOR		Maximum Occupants - 5
24 HOUR CONTACT NUMBER		SATISFACTORY
NOTICE OF APPLICATION		Yes
REPRESENTATIONS RECEIVED		Public objection - late
DETERMINATION DATE		17/07/2024
RENEWAL DATE		New application
NOTES: late reasons provided as part of objection.		

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Agenda Item 6.48

LICENSING REF NO: 505181

ITEM NO

**HMO
NEW**

APPLICANT DETAILS: NAME AGENT LODGING AGENT	Ropemaker Properties Ltd Mr Francois Hugo Crous - CRM Students Limited
PREMISES ADDRESS	Flat 45, 11 Montrose Terrace, Abbeyhill, Edinburgh, EH7 5AF
CONDITIONS APPLIED FOR	Maximum Occupants - 4
24 HOUR CONTACT NUMBER	SATISFACTORY
NOTICE OF APPLICATION	Yes
REPRESENTATIONS RECEIVED	Public objection - late
DETERMINATION DATE	17/07/2024
RENEWAL DATE	New application
NOTES: late reasons provided as part of objection.	

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Agenda Item 6.49

LICENSING REF NO: 505182

ITEM NO

**HMO
NEW**

APPLICANT DETAILS: NAME AGENT LODGING AGENT	Ropemaker Properties Ltd Mr Francois Hugo Crous - CRM Students Limited
PREMISES ADDRESS	Flat 46, 11 Montrose Terrace, Abbeyhill, Edinburgh, EH7 5AF
CONDITIONS APPLIED FOR	Maximum Occupants - 6
24 HOUR CONTACT NUMBER	SATISFACTORY
NOTICE OF APPLICATION	Yes
REPRESENTATIONS RECEIVED	Public objection - late
DETERMINATION DATE	17/07/2024
RENEWAL DATE	New application
NOTES: late reasons provided as part of objection.	

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Agenda Item 6.50

LICENSING REF NO: 505183

ITEM NO

HMO
NEW

APPLICANT DETAILS:	NAME	Ropemaker Properties Ltd
	AGENT	Mr Francois Hugo Crous - CRM Students Limited
	LODGING AGENT	
PREMISES ADDRESS		Flat 47, 11 Montrose Terrace, Abbeyhill, Edinburgh, EH7 5AF
CONDITIONS APPLIED FOR		Maximum Occupants - 5
24 HOUR CONTACT NUMBER		SATISFACTORY
NOTICE OF APPLICATION		Yes
REPRESENTATIONS RECEIVED		Public objection - late
DETERMINATION DATE		17/07/2024
RENEWAL DATE		New application
NOTES: late reasons provided as part of objection.		

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Agenda Item 6.51

LICENSING REF NO: 505184

ITEM NO

**HMO
NEW**

APPLICANT DETAILS: NAME AGENT LODGING AGENT	Ropemaker Properties Ltd Mr Francois Hugo Crous - CRM Students Limited
PREMISES ADDRESS	Flat 48, 11 Montrose Terrace, Abbeyhill, Edinburgh, EH7 5AF
CONDITIONS APPLIED FOR	Maximum Occupants - 4
24 HOUR CONTACT NUMBER	SATISFACTORY
NOTICE OF APPLICATION	Yes
REPRESENTATIONS RECEIVED	Public objection - late
DETERMINATION DATE	17/07/2024
RENEWAL DATE	New application
NOTES: late reasons provided as part of objection.	

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Agenda Item 6.52

LICENSING REF NO: 505185

ITEM NO

HMO
NEW

APPLICANT DETAILS:	NAME	Ropemaker Properties Ltd
	AGENT	Mr Francois Hugo Crous - CRM Students Limited
	LODGING AGENT	
PREMISES ADDRESS		Flat 49, 11 Montrose Terrace, Abbeyhill, Edinburgh, EH7 5AF
CONDITIONS APPLIED FOR		Maximum Occupants - 5
24 HOUR CONTACT NUMBER		SATISFACTORY
NOTICE OF APPLICATION		Yes
REPRESENTATIONS RECEIVED		Public objection - late
DETERMINATION DATE		17/07/2024
RENEWAL DATE		New application
NOTES: late reasons provided as part of objection.		

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Agenda Item 6.53

LICENSING REF NO: 505186

ITEM NO

**HMO
NEW**

APPLICANT DETAILS:	NAME	Ropemaker Properties Ltd
	AGENT	Mr Francois Hugo Crous - CRM Students Limited
	LODGING AGENT	
PREMISES ADDRESS		Flat 51, 11 Montrose Terrace, Abbeyhill, Edinburgh, EH7 5AF
CONDITIONS APPLIED FOR		Maximum Occupants - 5
24 HOUR CONTACT NUMBER		SATISFACTORY
NOTICE OF APPLICATION		Yes
REPRESENTATIONS RECEIVED		Public objection - late
DETERMINATION DATE		17/07/2024
RENEWAL DATE		New application
NOTES: late reasons provided as part of objection.		

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LICENSING REF NO: 505187

ITEM NO

**HMO
NEW**

APPLICANT DETAILS: NAME AGENT LODGING AGENT	Ropemaker Properties Ltd Mr Francois Hugo Crous - CRM Students Limited
PREMISES ADDRESS	Flat 58, 11 Montrose Terrace, Abbeyhill, Edinburgh, EH7 5AF
CONDITIONS APPLIED FOR	Maximum Occupants - 4
24 HOUR CONTACT NUMBER	SATISFACTORY
NOTICE OF APPLICATION	Yes
REPRESENTATIONS RECEIVED	Public objection - late
DETERMINATION DATE	17/07/2024
RENEWAL DATE	New application
NOTES: late reasons provided as part of objection.	

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Agenda Item 6.55

LICENSING REF NO: 505188

ITEM NO

**HMO
NEW**

APPLICANT DETAILS: NAME AGENT LODGING AGENT	Ropemaker Properties Ltd Mr Francois Hugo Crous - CRM Students Limited
PREMISES ADDRESS	Flat 71, 11 Montrose Terrace, Abbeyhill, Edinburgh, EH7 5AF
CONDITIONS APPLIED FOR	Maximum Occupants - 5
24 HOUR CONTACT NUMBER	SATISFACTORY
NOTICE OF APPLICATION	Yes
REPRESENTATIONS RECEIVED	Public objection - late
DETERMINATION DATE	17/07/2024
RENEWAL DATE	New application
NOTES: late reasons provided as part of objection.	

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