

Licensing Sub-Committee of the Regulatory Committee

2.00pm, Monday, 17 May 2021

Applications for House in Multiple Occupation Licences – Cameron Guest House Group

Executive/routine

Wards	All
Council Commitments	N/A

Executive Summary

Applications for the grant of House in Multiple Occupation ('HMO') Licences have been received for two properties in Edinburgh.

These properties have previously been licensed but the licences have lapsed during the lockdown period. The applicants request an exemption from policy in order to allow the accommodation to continue to operate. The properties had previously been granted similar exemptions.

Andrew Mitchell

Regulatory Services Manager

Contact: Andrew Mitchell, Regulatory Services Manager

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

Applications for House in Multiple Occupation Licences – Cameron Guest House Group

1. Recommendations

- 1.1 It is recommended that the committee:
 - 1.1.1 notes the contents of this report;
 - 1.1.2 grants the applications and the requests for exemption;
 - 1.1.3 notes that the safety certification is incomplete for 2020 and attaches an additional condition requiring that all necessary certification is obtained within six months; and
 - 1.1.4 attaches standard conditions to the licences.

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 committee may attach reasonable conditions as it sees fit, if it is minded to grant the licences.

3. Main report

- 3.1 Applications for the grant of HMO Licences for two properties have been received from Cameron Guest House Group. These properties have previously been licensed by the Council as HMOs for many years. The licences lapsed during the lockdown period, and therefore the applications must now be dealt with as new applications.
- 3.2 The relevant properties are:
 - 3.2.1 12 Poplar Lane, Edinburgh EH6 7HD
 - 3.2.2 10 Links Place, Edinburgh EH6 7EZ
- 3.3 These properties are used by the Council as supported homeless accommodation. Historically the Council has granted these licences with some exemptions to the

physical standards requirements for HMOs. The points in question are relatively minor, for example room sizes being slightly smaller than the required standards. The properties have operated satisfactorily for a number of years without any complaints. Additionally the temporary nature of the housing provision to residents at risk of being otherwise homeless is also a relevant factor when considering the exemption request.

- 3.4 The properties have been inspected by Council officers regarding their suitability for use as HMOs (Appendices 1 and 2). It is recommended that the Committee grants these licences with exemptions as sought, on the basis that the use of the accommodation is temporary in nature and it would not be reasonable or proportionate to insist on modifications to bring these properties in line with current physical specification. Had the application been in effect a renewal application it would normally be granted under delegated powers.
- 3.5 The applicants request an exemption from policy in order to allow the accommodation to operate. The applicant or his 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 None.

11 Appendices

11.1 Appendix 1 – inspection report (12 Poplar Lane)

11.2 Appendix 2 – inspection report (10 Links Place)