

House in Multiple Occupation Licence Monitoring Report – 46 Park Road

Licensing Sub-Committee of the Regulatory Committee

4 March 2011

1 Purpose of report

- 1.1 To inform the Licensing Sub-Committee of the Regulatory Committee of the results of a one year monitoring period of 46 Park Road as requested at its meeting on 29 January 2010.

2 Summary

- 2.1 At its meeting on 29 January 2010, the Committee considered a renewal application for an HMO licence at 46 Park Road to accommodate a maximum of sixteen persons in fourteen bedrooms. The application attracted nine objections which were summarised as:
- Poor management of the accommodation;
 - Rubbish being thrown into the park and neighbouring gardens;
 - Loud noise and disturbance by residents;
 - Parked cars and wheelie bins impacting on the appearance of the area.
- 2.2 The Committee granted the licence and requested that the Director of Services for Communities provide a monitoring report after one year, including information on the number of tenants living in the property.
- 2.3 46 Park Road is a traditional stone-built three-storey detached property and is the only licensed HMO property in the street. It is owned by Mr Khwaja Akbar Mir and is managed by George Koulmpanis, who lives in the property. The Council has been using this property since August 2005 to provide temporary accommodation for people who would otherwise be homeless.
- 2.4 The Council's Hostels and Temporary Accommodation Service (H&TAS) has a dedicated team of officers which carries out a number of duties. The team's main responsibilities are to conduct bi monthly inspection meetings and quarterly community liaison visits as well as providing basic housing support to customers. In the course of the team's support work, B&Bs will normally be visited on a weekly basis.

- 2.5 H&TAS officers also deal with any complaints received from either service users or local residents and will re-visit residents who have complained to ensure that issues raised have been resolved.

3 Main report

- 3.1 Three incidents have been reported during the monitoring period.
- 3.2 On 2 February 2010 a resident of the property was attacked by a non-resident in the street outside the property. The managers intervened to stop the fight and arranged for the resident to be moved to a different property for his personal safety. This incident was a personal dispute between the two people involved and was not related to the management of the property.
- 3.3 On 31 May 2010 a complaint was made to the Council that a resident of 46 Park Road had thrown a stone through a neighbour's window. The person responsible was identified and was asked to leave the property.
- 3.4 Following both incidents, officers from H&TAS visited the property and confirmed that the manager had taken appropriate action to deal with the incidents.
- 3.5 On 19 December 2010, the Police received a call from the manager requesting assistance as a resident was refusing to leave the property. When the Police arrived at the property the resident had left.
- 3.6 The Police also visited the property on two further occasions as part of other investigations; however, these were unrelated to the management of the property or the behaviour of the residents.
- 3.7 Officers from Private Rented Services have visited the property and the surrounding area on six occasions during the monitoring period; the appearance of the property is considered satisfactory and no problems have been identified.
- 3.8 An application to renew the licence to accommodate a maximum of 18 persons on 13 bedrooms was received on 2 June 2010; the previous licence expired on 30 June 2010. No objections to the renewal of the licence were received.
- 3.9 The Joint Inspection Team inspected the property on 31 August 2010. A number of issues were identified including an upgrade to the fire alarm system. A re-inspection took place on 4 February 2011 and the property has now been cleared for the grant of a licence; however, officers advised the manager that a more prompt response to address the issues identified in the inspection was expected.
- 3.10 The property has been visited regularly by the H&TAS in accordance with normal procedures. The H&TAS has placed residents in the property throughout the monitoring period as normal and officers are satisfied with the management arrangements that are in place.
- 3.11 Appendix 1 shows the number of residents in the property on the first of each month since 1 January 2010.

4 Financial Implications

- 4.1 HMO inspection and enforcement services are funded directly from HMO fee income. There are no financial implications flowing directly from this report.

5 Environmental Impact

- 5.1 The regulation of HMOs improves the physical and management standards of property in the city and so minimises the impact of high density living.

6 Conclusions

- 6.1 Three incidents were reported during the one year monitoring period. It is considered that the managers have dealt with these incidents appropriately and the management arrangements in place are considered satisfactory.

7 Recommendations

- 7.1 Committee is requested to note the contents of this report

Mark Turley
Director of Services for Communities

Appendices	Appendix 1 - Number of residents at 46 Park Road on 1st of each month
Contact/tel/Email	Alistair Somerville, Private Rented Services 0131 469 5787 alistair.somerville@edinburgh.gov.uk
Wards affected	4 - Forth
Single Outcome Agreement	Supports National Outcome 10 – “We live in well-designed, sustainable places where we are able to access the amenities and services we need.” Supports National Outcome 11 – “We have strong, resilient and supportive communities where people take responsibility for their own actions and how they affect others.”
Background Papers	Inspection reports are held by the author of the report *