

Committee Minutes

Licensing Sub-Committee of the Regulatory Committee

Edinburgh, 4 March 2011

Present: - Councillors Keir (Convener), Lang (Vice-Convener), Cairns, Kate Mackenzie, McKay, Mowat, Perry and Snowden.

1 Applications for Miscellaneous Licences – Civic Government (Scotland) Act 1982

The Director of Corporate Services advised of 18 applications for miscellaneous licences under the Civic Government (Scotland) Act 1982.

Decision

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

(Reference – list of applications, submitted.)

2 Chair

The Convener (Councillor Keir) vacated the Chair for agenda item 3(9) an application for a House in Multiple Occupation Licence at 82 (2F2) Morningside Road and the Vice-Convener (Councillor Lang) assumed the Chair for this item. The Convener resumed the Chair for the rest of the meeting.

3 HMO Licence – Management Arrangements – 47 Polwarth Gardens, Edinburgh

Details were provided of the tenancy management of the properties at 47 Polwarth Gardens, Edinburgh as requested at a meeting of the Licensing Sub-Committee on 8 October 2010.

Licensing Sub-Committee of the Regulatory Committee
4 March 2011

Decision

To note the report

(References – Licensing Sub-Committee of the Regulatory Committee 8 October 2010 (item 3.21) report by the Director of Services for Communities, submitted.)

4 HMO Licence – Management Arrangements – 84 Marchmont Road, Edinburgh

Details were provided of the tenancy management of the property at 84 Marchmont Road, Edinburgh as requested at a meeting of the Licensing Sub-Committee on 8 October 2010.

Decision

To note the report.

(Reference – Licensing Sub-Committee 8 October 2010 (item 3.3); report by the Director of Services for Communities, submitted.)

5 House in Multiple Occupation Licence Monitoring Report – 46 Park Road, Edinburgh

Details were provided of the results of one year of monitoring of the tenancy management for the property at 46 Park Road, which included information on the number of tenants living in the property, as requested by the Sub-Committee at its meeting on 29 January 2010.

Decision

To note the report.

(Reference – Licensing Sub-Committee 29 January 2010 (items 3.10; report by the Director of Services for Communities, submitted.)

7 Resolution to Consider in Private

The Committee, under Section 50(A)(4) of the Local Government (Scotland) Act 1973, excluded the public from the meeting for the following items of business on the grounds that it involved the disclosure of exempt information as defined in Paragraphs 3, 12 and 14 of Part 1 of Schedule 7(A) of the Act.

8 Applications for Miscellaneous Licences – Civic Government (Scotland) Act 1982

The Director of Corporate Services advised of 4 applications for miscellaneous licences under the Civic Government (Scotland) Act 1982.

Decision

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

(Reference – list of applications, submitted.)

Licensing Sub-Committee of the Regulatory Committee
4 March 2011

APPENDIX 1

(As referred to in item 1 of the foregoing Minute)

Applications for Miscellaneous Licences

Item No	Applicant/ Premises/Type of Licence	Conditions applied for	Determin ation Date	Decision
1	Charlotte Eileen Overton_ - House In Multiple Occupation Licence - 102 (Flat 5) - Holyrood Road	4 Occupants	15.08.11	To repel the objections and grant the licence subject to the Council's Standard Conditions for this category of licence and also that the licence shall not come into effect until a date agreed by the Council's Joint Inspection Team where there has been full compliance of the Council's Standards for Houses in Multiple Occupation.
2	Kristina Love T/A Glam - Public Entertainment Licence - 81 Easter Road	7 Days 1000 hrs 1900 hrs Maximum Persons on Premises at One Time – 1	09.06.11	To refuse the application in terms of paragraph 5(3)(c)(i)(ii)(IV)(V) and (d) of Schedule 1 of the Civic Government (Scotland) Act 1982. Councillor Keir requested that his dissent from the above decision be noted.
3	Heraldic Properties Ltd - House In Multiple Occupation Licence - 3 Devon Place (Day to day manager / Mark Dinardo, Heraldic Properties Ltd)	3 Occupants	15.11.11	To repel the objections and grant the licence subject to the Council's Standard Conditions for this category of licence and also that the licence shall not come into effect until a date agreed by the Council's Joint Inspection Team where there has been full compliance of the Council's Standards for Houses in Multiple Occupation.

Licensing Sub-Committee of the Regulatory Committee
4 March 2011

Item No	Applicant/ Premises/Type of Licence	Conditions applied for	Determination Date	Decision
4	<p>Heraldic Properties Ltd - House In Multiple Occupation Licence - 4 Devon Place</p> <p>(Day to day manager / Mark Dinardo, Heraldic Properties Ltd)</p>	3 Occupants	15.11.11	To repel the objections and grant the licence subject to the Council's Standard Conditions for this category of licence and also that the licence shall not come into effect until a date agreed by the Council's Joint Inspection Team where there has been full compliance of the Council's Standards for Houses in Multiple Occupation.
5	<p>Edinburgh Napier University - House In Multiple Occupation Licence - Block 7 West Bryson Road Flat Nos 1 to 12, Block 9 West Bryson Road Flat Nos 1 to 19</p> <p>(Day to day manager /Helen Crocker, Napier)</p>	N/A	18.12.11	Continued to November meeting and the Director of Services for Communities to report on tenancy management and any complaints received
6	<p>Edinburgh Napier University - House In Multiple Occupation Licence - Block 6 Morrison Circus Flat Nos 1 to 12, Block 7 Morrison Circus Flat Nos 1 to 12</p> <p>(Day to day manager /Helen Crocker, Napier)</p>	N/A	18.12.11	Continued to November meeting and the Director of Services for Communities to report on tenancy management and any complaints received

Licensing Sub-Committee of the Regulatory Committee
4 March 2011

Item No	Applicant/ Premises/Type of Licence	Conditions applied for	Determination Date	Decision
7	Kirsty May Nicolson - House In Multiple Occupation Licence - 24 (3F2) Westhall Gardens (Agent, HMO Scotland)	4 Occupants	16.10.11	To repel the objections and grant the licence subject to the Council's Standard Conditions for this category of licence and also that the licence shall not come into effect until a date agreed by the Council's Joint Inspection Team where there has been full compliance of the Council's Standards for Houses in Multiple Occupation.
8	Hugh Sandison - House In Multiple Occupation Licence - 128 (4F3) Viewforth (Day to day manager /Peter Grant/ Agent, Grant Management)	3 Occupants	28.10.11	To repel the objections and grant the licence subject to the Council's Standard Conditions for this category of licence.
9	Grant West Property - House In Multiple Occupation Licence - 82 (2F2) Morningside Road (Day to day manager /Peter Grant/ Agent, Grant Management)	5 Occupants	20.11.11	<ol style="list-style-type: none"> 1. To repel the objections and grant the licence subject to the Council's Standard Conditions for this category of licence. 2. The Director of Services for Communities to monitor the tenancy management. 3. To note that Grant Management will classify this property as a sensitive let.
10	Elaine Simpson Van Ravensteijn -Scott - House In Multiple Occupation Licence - 146 (2F2) Morningside Road (Day to day manager /Peter Grant/ Agent, Grant Management)	5 Occupants	18.11.11	<ol style="list-style-type: none"> 1.To repel the objections and grant the licence for 3 occupants subject to the Council's Standard Conditions for this category of licence. 2. The Director of Services for Communities to monitor the tenancy management for 3 months from the start of the next tenancy.

Licensing Sub-Committee of the Regulatory Committee
4 March 2011

Item No	Applicant/ Premises/Type of Licence	Conditions applied for	Determin ation Date	Decision
				<p>3. Grant management to notify the Council of the start date of the next tenancy prior to it commencing.</p> <p>4. The Director of Services for Communities to review Grant management's sensitive lets policy and procedures.</p>
11	<p>Margaret Tonner - House In Multiple Occupation Licence - 5 (2F1) Tarvit Street</p> <p>(Day to day manager / Agent, The Letting Service)</p>	3 Occupants	06.10.11	<p>1. To repel the objections and grant the licence subject to the Council's Standard Conditions for this category of licence and also that the licence shall not come into effect until a date agreed by the Council's Joint Inspection Team where there has been full compliance of the Council's Standards for Houses in Multiple Occupation.</p> <p>2. The Director of Services for Communities to advise on sensitive let policy and HMO regulations.</p>
12	<p>Kulip and Kulwinder Purewal - House In Multiple Occupation Licence - 25 (3F1) Marchmont Road</p> <p>(Day to day manager / Agent, Complete Solutions)</p>	3 Occupants	28.10.11	To repel the objections and grant the licence subject to the Council's Standard Conditions for this category of licence.

Licensing Sub-Committee of the Regulatory Committee
4 March 2011

Item No	Applicant/ Premises/Type of Licence	Conditions applied for	Determination Date	Decision
13	<p>Taslim Hashamy - House In Multiple Occupation Licence - 14 (PF2) Caledonian Road</p> <p>(Day to day manager/Agent Crighton-Stuart Management Services)</p>	3 Occupants	16.11.11	<p>To repel the objections and grant the licence subject to the Council's Standard Conditions for this category of licence and also that the licence shall not come into effect until a date agreed by the Council's Joint Inspection Team where there has been full compliance of the Council's Standards for Houses in Multiple Occupation.</p>
14	<p>Eric A Murray - House In Multiple Occupation Licence - 12 (2F2) Viewforth</p> <p>(Day to day manager/Agent Steven Cockburn and Albany Lettings)</p>	3 Occupants	17.11.11	<p>To repel the objections and grant the licence subject to the Council's Standard Conditions for this category of licence and also that the licence shall not come into effect until a date agreed by the Council's Joint Inspection Team where there has been full compliance of the Council's Standards for Houses in Multiple Occupation.</p>
15	<p>Heather Burnside - House In Multiple Occupation Licence - 23 (3F2) Torphichen Street</p> <p>(Day to day manager/Agent Capital Lettings)</p>	5 Occupants	20.09.20 11	<p>1. To repel the objections and grant the licence subject to the Council's Standard Conditions for this category of licence and also that the licence shall not come into effect until a date agreed by the Council's Joint Inspection Team where there has been full compliance of the Council's Standards for Houses in Multiple Occupation.</p> <p>2. Director of Services for Communities to discuss with the managing agent tenancy management issues, in particular communication with the owner in respect of response to complaints.</p>

Licensing Sub-Committee of the Regulatory Committee
4 March 2011

Item No	Applicant/ Premises/Type of Licence	Conditions applied for	Determination Date	Decision
16	<p>Heather Burnside - House In Multiple Occupation Licence - 15 (2F1) Cathcart Place</p> <p>(Day to day manager/Agent Capital Lettings)</p>	5 Occupants	23.11.11	<p>To continue consideration of the application to the meeting of 20 May 2011 for :</p> <ol style="list-style-type: none"> 1. To request the applicant and the current management agent to attend. 2. The Joint Inspection Team to inspect the property, in particular with regard to plumbing in the property and submit a report to the May meeting. 3. The Director of City Development to liaise with the objector to inspect her property regarding the resulting damage to her property. 4. The Director of Services for Communities to review the management arrangement of the applicants HMO property portfolio and to seek confirmation that only qualified trades people are used for property repairs. 5. To note that the application had been amended to 3 occupants.
17	<p>Norman A Gillies - House In Multiple Occupation Licence - 37 (1F1) Gillespie Crescent</p> <p>(Day to day manager/Agent Albany Lettings)</p>	3 Occupants	17.11.11	<ol style="list-style-type: none"> 1. To repel the objections and grant the licence subject to the Council's Standard Conditions for this category of licence. 2. The managing agent to confirm in writing that the site notice had been displayed.

Licensing Sub-Committee of the Regulatory Committee
4 March 2011

Item No	Applicant/ Premises/Type of Licence	Conditions applied for	Determin ation Date	Decision
18	Richard Ayles - House In Multiple Occupation Licence - 6 (3F2) St Vincent Street (Day to day manager/Agent Dr Anthony Ayles)	4 Occupants	03.10.11	To continue the application to the next meeting of the sub committee to allow the applicant to attend.