

House in Multiple Occupation Licence Monitoring Report – 14 (2f1) Dublin Street

Licensing Sub-Committee of the Regulatory Committee

19 August 2011

1 Purpose of report

- 1.1 To inform the Licensing Sub-Committee of the Regulatory Committee of the results of the monitoring period of 14 (2f1) Dublin Street throughout the licence period until 31 May 2011, as requested at its meeting on 5 November 2010.

2 Summary

- 2.1 At its meeting on 5 November 2010, Committee considered a renewal application for a HMO licence at 14 (2f1) Dublin Street to accommodate a maximum of eight people.
- 2.2 The Committee granted the licence until 31 May 2011 and requested the Director of Services for Communities to monitor the property for the duration of the licence and submit a report at the end of the monitoring period.
- 2.3 14 Dublin Street is a tenement of two flats accessed from a common stair. On either side of the tenement there is a main door flat at number 12 and an architect's office at number 16. Flat 2f1 is a "double upper" with accommodation on two levels. It is owned by Maurizio Meoni and managed by Splendid Property Management.

3 Main report

- 3.1 The objectors were informed in writing on 10 November 2010 of the Committee's decision and were provided with the contact details of the managing agent, Splendid Property Management. The objectors were also asked to report any concerns, should they arise, to the Council.
- 3.2 The tenants of flat 2f1 were visited by officers on 4 February 2011, when it was confirmed that there were no concerns about the tenancy management of the property. It was confirmed at this time that the underlay and carpets had been fitted to the lower level of the flat; a commitment made by the agents during the Committee meeting.

- 3.3 During the monitoring period one complaint has been received regarding a noisy party on 26 February 2011. Police attended at 4.55am and instructed the occupants to turn the volume of the music down. There was full compliance with this request. Following the incident Splendid Property Management acted promptly after being contacted by a neighbour. They interviewed the tenants in the week of the incident, then issued a written warning to their tenants and arranged for the tenants to apologise to the neighbour. Officers from the HMO section were advised of the incident by the complainer and confirmed the action taken by the managing agent.
- 3.4 On 4 April 2011 a second letter was sent to the objectors advising them the monitoring period was coming to an end and to invite comments. No responses have been received following the issue of this letter.
- 3.5 An officer contacted Splendid Property Management by telephone at the end of the monitoring period to establish whether any complaints had been made directly to the managing agent during the period. It was confirmed that the only incident reported was the noise incident on 26 February 2011.
- 3.6 A renewal application was received on 30 May 2011. The licence expired on 31 May 2011. No objections to the renewal have been received.

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 Equalities Impact

- 5.1 There are no direct equalities impacts from any of the proposals in this report.

6 Environmental Impact

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

7 Conclusions

- 7.1 Officers note that throughout the monitoring period there was one noise complaint that was handled efficiently and promptly by the managing agent with no recurrence.
- 7.2 Officers are confident that there are appropriate tenancy management arrangements in place.

8 Recommendations

8.1 Committee is requested to note the content of this report.

Mark Turley
Director of Services for Communities

Appendices	None
Contact/tel/Email	Alistair Somerville/ 0131 469 5784/ alistair.somerville@edinburgh.gov.uk
Wards affected	11 – City Centre
Single Outcome Agreement	Supports National Outcome 11 – “We have strong, resilient and supportive communities where people take responsibility for their own actions and how they affect others.” Supports National Outcome 10 – “We live in well-designed, sustainable places where we are able to access the amenities and services we need.”
Background Papers	A background papers and reports are available from the author. *