Dundee City Council
Corporate Services
CHANGING FOR THE FUTURE

City Chambers
DUNDEE
DD1 3BY

28th October, 2026

Dear Colleague

The undernoted members are requested to attend a MEETING of the **LICENSING COMMITTEE** to be held remotely on Thursday 5th November 2026 at 10.00am.

Members of the Press or Public wishing to join the meeting should contact Committee Services on telephone (01382) 434211 or by email at committee.services@dundeecity.gov.uk by no later than 5.00pm on Tuesday 3rd November, 2026.

Please submit any apologies for absence to Laura Cunningham, Committee Services Officer, on telephone (01382) 434211 or email laura.cunningham01@dundeecity.gov.uk.

Yours faithfully

GREGORY COLGAN

Chief Executive

COUNCILLORS

Jimmy BLACK
Kevin CORDELL
Stewart HUNTER
Roisin SMITH
George McIRVINE
Wendy SCULLIN
Pete SHEARS
Daniel COLEMAN

AGENDA OF BUSINESS

The Committee is reminded of the quasi-judicial nature of the meeting and that in accordance with Standing Order No 34(4) only those members who are present during the whole of the proceedings may take part in the deliberation.

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1 DECLARATION OF INTEREST

Members are reminded that, in terms of The Councillors Code, it is their responsibility to make decisions about whether to declare an interest in any item on this agenda and whether to take part in any discussions or voting.

This will include all interests, whether or not entered on your Register of Interests, which would reasonably be regarded as so significant that they are likely to prejudice your discussion or decision-making.

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2 LICENSING SUB-COMMITTEE – MINUTE OF MEETING

The minutes of meeting of the Licensing Sub-Committee held on 1st October, 2026, 19th October, 2026, 21st October, 2026 and 28th October, 2026 are attached for noting. **(Appendices 1, 2 and 3 - Pages 13, 15, 17, 19 and 20**

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3 CIVIC GOVERNMENT (SCOTLAND) ACT 1982

(a) NEW APPLICATIONS GRANTED UNDER DELEGATED POWERS

ANIMAL BOARDING – NEW APPLICATION

No	Name	Premises
1	Megan Juckiewicz	27 Kingsway Place

PUBLIC ENTERTAINMENT – FULL APPLICATIONS

No	Name	Location
1	Samira Maryam	Sams Beauty, 46 William Fitzgerald Way
2	RK Beauty Sanctuary	RK Beauty Sanctuary, 148 Lawers Drive
3	Shaper Caper Limited	Shaper Caper, 21-23 Mains Loan

PUBLIC ENTERTAINMENT – TEMPORARY APPLICATIONS

No	Name	Location	Date of Event
1	Ace Community Events CIC	Dundee Rugby Club, Alloway Place	10/10 -25/10/2026
2	Cathedral Church of St Paul	St Paul's Cathedral and Hall, 1 High Street	30/10/2026
3	Savoy Events Ltd	Gilfillan Memorial Church, 24 Whitehall Crescent	06/11/2026, 06/02 & 08/05/2027

SKIN PIERCING AND TATTOOING - NEW APPLICATIONS

No	Name	Address
1	Hannah R Dalton	Bank Street Tattoo, 17 Bank Street
2	Marek Skrzypczak	Good Omens Tattoo, 25 Castle Street

3	Mark Steppie	The Temple Tattoo Studio, 231 King Street

TAXI BOOKING OFFICE - NEW APPLICATION

No	Name	Address
1	City Cabs 450450 Dundee Ltd	Unit L Charles Bowman Avenue

TAXI DRIVER - NEW APPLICATIONS

No	Name	Address
1	Liam Collins	19B Hepburn Street
2	Muhammad Ilyas	23F Court Street
3	Dylan Gray	51 Gardner Street
4	Dellthalawe Gedara Anushanga Charutha Dayarathne	40 Blaikies Mews
5	Noor ul Hassnain	38 Southampton Place

TAXI OPERATOR - NEW APPLICATIONS

No	Name	Address
1	PHC Cabs Ltd	16 Applecross Gardens
2	Lamala Ltd	16 Applecross Gardens

(b) ANIMAL BOARDING – NEW APPLICATION

No	Name	Address
1	Laura Cunningham	1 Wynd Place, Broughty Ferry

Objections from the public have been received – copies attached **(Appendix 4) - Page 21**

(c) LATE HOUR CATERING – NEW APPLICATION

No	Name	Address
1	Clokken Limited	KFC, Milton of Craigie

An objection dated the 14th September 2026 has been received from Planning – copy attached **(Appendix 5). - Page 25**

(d) TAXI OPERATOR REQUEST FOR VEHICLE TO BE ADDED TO THE APPROVED LIST OF VEHICLES

The fleet section has inspected the Kia PV5 (GM Coachworks) vehicle and has recommended this to be added to the list of approved WAV Electric vehicles list.

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4 HOUSING (SCOTLAND) ACT 2006

(a) HOUSES IN MULTIPLE OCCUPATION – DELEGATED

No	Name	Person Responsible	Address
1	Hums Investments Ltd	Easylets Ltd	6 Brook Close
2	Hums	Easylets Ltd	8 Brook Close
3	Dundee Telephone House	Mezzino Limited	Flat 4, 15 West Bell Street
4	Dundee Telephone House	Mezzino Limited	Flat 5, 15 West Bell Street
5	Dundee Telephone House	Mezzino Limited	Flat 6, 15 West Bell Street
6	Dundee Telephone House	Mezzino Limited	Flat 7, 15 West Bell Street
7	Dundee Telephone House	Mezzino Limited	Flat 11, 15 West Bell Street
8	Dundee Telephone House	Mezzino Limited	Flat 110, 15 West Bell Street
9	Dundee Telephone House	Mezzino Limited	Flat 111, 15 West Bell Street
10	Dundee Telephone House	Mezzino Limited	Flat 112, 15 West Bell Street
11	Dundee Telephone House	Mezzino Limited	Flat 113, 15 West Bell Street
12	Dundee Telephone House	Mezzino Limited	Flat 114, 15 West Bell Street
13	Dundee Telephone House	Mezzino Limited	Flat 115, 15 West Bell Street
14	Dundee Telephone House	Mezzino Limited	Flat 210, 15 West Bell Street
15	Dundee Telephone House	Mezzino Limited	Flat 211, 15 West Bell Street
16	Dundee Telephone House	Mezzino Limited	Flat 212, 15 West Bell Street
17	Dundee Telephone House	Mezzino Limited	Flat 213, 15 West Bell Street
18	Dundee Telephone House	Mezzino Limited	Flat 214, 15 West Bell Street
19	Dundee Telephone House	Mezzino Limited	Flat 215, 15 West Bell Street
20	Dundee Telephone House	Mezzino Limited	Flat 310, 15 West Bell Street
21	Dundee Telephone House	Mezzino Limited	Flat 311, 15 West Bell Street
22	Dundee Telephone House	Mezzino Limited	Flat 312, 15 West Bell Street
23	Dundee Telephone House	Mezzino Limited	Flat 313, 15 West Bell Street
24	Dundee Telephone House	Mezzino Limited	Flat 314, 15 West Bell Street
25	Dundee Telephone House	Mezzino Limited	Flat 315, 15 West Bell Street
26	Dundee Telephone House	Mezzino Limited	Flat 410, 15 West Bell Street
27	Dundee Telephone House	Mezzino Limited	Flat 411, 15 West Bell Street
28	Dundee Telephone House	Mezzino Limited	Flat 412, 15 West Bell Street
29	Dundee Telephone House	Mezzino Limited	Flat 413, 15 West Bell Street
30	Dundee Telephone House	Mezzino Limited	Flat 417, 15 West Bell Street
31	Dundee Telephone House	Mezzino Limited	Flat 510, 15 West Bell Street
32	Dundee Telephone House	Mezzino Limited	Flat 511, 15 West Bell Street
33	Dundee Telephone House	Mezzino Limited	Flat 512, 15 West Bell Street
34	Dundee Telephone House	Mezzino Limited	Flat 514, 15 West Bell Street
35	AO Investments 1 Ltd	AO Investments 1 Ltd	Flat 1, 2 St Andrews Lane
36	AO Investments 1 Ltd	AO Investments 1 Ltd	Flat 2, 2 St Andrews Lane
37	AO Investments 1 Ltd	AO Investments 1 Ltd	Flat 1, 4 St Andrews Lane
38	AO Investments 1 Ltd	AO Investments 1 Ltd	Flat 2, 4 St Andrews Lane
39	AO Investments 1 Ltd	AO Investments 1 Ltd	Flat 3, 4 St Andrews Lane
40	AO Investments 1 Ltd	AO Investments 1 Ltd	Flat 4, 4 St Andrews Lane
41	Dalrymple Lettings Limited	Dalrymple Lettings Limited	Flat 2, 12 Dock Street

(b) HOUSES IN MULTIPLE OCCUPATION – VALIDATION - UPDATE

No	Name	Person Responsible	Address
1	Stirling International Ltd	Stirling International Ltd	16 Union Place

The Licensing Committee at its meeting held on the 28th May 2026 agreed to grant the application and bring back for an update. The original objections from the members of public are attached **(Appendix 6)**. **- Page 27**

(c) HOUSES IN MULTIPLE OCCUPATION – NEW APPLICATION - UDATE

No	Name	Person Responsible	Address
1	Lynsey Thomas Consulting Ltd	DJ Alexander	Flat 1/2,13 Pitkerro Road

The Licensing Committee at its meeting held on the 18th June 2026 agreed to grant the application subject to works being carried out and bring back for an update. The original letter of representation from PSSU is attached **(Appendix 7).** A copy of the overprovision report is attached **(Appendix 8). - Pages 29 and 31**

(d) HOUSES IN MULTIPLE OCCUPATION - NEW APPLICATIONS

No	Name	Person Responsible	Address
1	Westgate Dundee Limited	Pavillion Properties	3/0, 105B Nethergate

The Licensing Committee at its meeting held on the 1st October 2026 agreed to defer the application to allow works to be carried out. A letter of representation from PSSU is attached **(Appendix 9).** A copy of the overprovision report is attached **(Appendix 10). - Pages 33 and 35**

2	Ying Chao Real Estate Co Ltd	Ying Chao Real Estate Co Ltd	23 McGonagall Square

The Licensing Committee at its meeting held on the 1st October 2026 agreed to defer the application to allow works to be carried out. A letter of representation from PSSU is attached **(Appendix 11).** A copy of the overprovision report is attached **(Appendix 12). - Pages 37 and 39**

3	DC Capital Partners Ltd	DJ Alexander	A/1, 11 Morgan Street

A letter of representation from PSSU is attached **(Appendix 13).** A copy of the overprovision report is attached **(Appendix 14). - Pages 41 and 43**

4	DC Capital Partners Ltd	DJ Alexander	2/1, 246 Perth Road

A letter of representation from PSSU is attached **(Appendix 15).** A copy of the overprovision report is attached **(Appendix 16). - Pages 45 and 47**

5	DC Capital Partners Ltd	DJ Alexander	2/1, 8 Garland Place

A letter of representation from PSSU is attached **(Appendix 17).** A copy of the overprovision report is attached **(Appendix 18). - Pages 49 and 51**

6	DC Capital Partners Ltd	DJ Alexander	23C Union Place

A letter of representation from PSSU is attached **(Appendix 19).** A copy of the overprovision report is attached **(Appendix 20). - Pages 53 and 55**

7	Hums Investments Ltd	Easylets Ltd	2 Brook Close

A letter of representation from PSSU is attached **(Appendix 21).** A copy of the overprovision report is attached **(Appendix 22). - Pages 57 and 59**

8	Hums Investments Ltd	Easylets Ltd	4 Brook Close

A letter of representation from PSSU is attached **(Appendix 23).** A copy of the overprovision report is attached **(Appendix 24). - Pages 61 and 63**

9	Hums Investments Ltd	Easylets Ltd	10 Brook Close

A letter of representation from PSSU is attached **(Appendix 25).** A copy of the overprovision report is attached **(Appendix 26). - Pages 65 and 67**

10	Hums Investments Ltd	Easylets Ltd	12 Brook Close

A letter of representation from PSSU is attached **(Appendix 27).** A copy of the overprovision report is attached **(Appendix 28). - Pages 69 and 71**

11	Hums Investments Ltd	Easylets Ltd	14 Brook Close

A letter of representation from PSSU is attached **(Appendix 29)**. A copy of the overprovision report is attached **(Appendix 30). - Pages 73 and 75**

12	Investments 38 Ltd	Countrywide	14 Springfield

A letter of representation from PSSU is attached **(Appendix 31).** A copy of the overprovision report is attached **(Appendix 32). - Pages 77 and 79**

13	Next Generation Property Development Ltd	Next Generation Property Development Ltd	1/0 & Attic, 27 Springfield

A letter of representation from PSSU is attached **(Appendix 33).** A copy of the overprovision report is attached **(Appendix 34). - Pages 81 and 83**

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5 CIVIC GOVERNMENT (SCOTLAND) ACT 1982, (LICENSING OF SHORT-TERM LETS) ORDER 2022

(a) SHORT TERM LETS – DELEGATED

No	Name	Person Responsible	Address
1	Julia Kasprzak	Julia Kasprzak	G/1, 159 Strathmartine Road
2	Tayside Property Management	Rizwan Hussein	11 Albany Road
3	Lynne Sarah Cowie	Lynne Sarah Cowie	180 Perth Road
4	Seagate Property Dundee	Seagate Property Dundee	1/1, 11 Ogilvie Street

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(b) SHORT TERM LETS – NEW APPLICATION - UPDATE

No	Name	Person Responsible	Address
1	AH Properties (Scotland) Ltd	Central Service Apartments	18 Blaikie Mews

The Licensing Committee at its meeting held on the 30th April 2026 agreed to grant the application and bring back for an update. The original objection from the members of public is attached **(Appendix 35).** The original letter of representation from PSSU is attached **(Appendix 36). - Pages 85 and 87**

2	HH Properties (Scotland) Ltd	Central Service Apartments	9 Blaikie Mews

The Licensing Committee at its meeting held on the 30th April 2026 agreed to grant the application and bring back for an update. The original objection from the members of public is attached **(Appendix 37).** The original letter of representation from PSSU is attached **(Appendix 38). - Pages 89 and 91**

(c) SHORT TERM LETS – NEW APPLICATION

No	Name	Person Responsible	Address
1	Spartan Property (Glasgow) Ltd	Blok Property Management Ltd	40 Forres Avenue

An objection has been received from a member of the public -copy attached **(Appendix 39).** An original letter of representation from PSSU is attached **(Appendix 40). - Pages 93 and 95**

The Committee may resolve under Section 50(A)(4) of the Local Government (Scotland) Act 1973 that the press and public be excluded from the meeting for the undernoted items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraphs 3, 6 and 9 of Part I of Schedule 7A of the Act.

6 HOUSING (SCOTLAND) ACT 2006

(a) HOUSES IN MULTIPLE OCCUPATION - NEW APPLICATIONS

7 CIVIC GOVERNMENT (SCOTLAND) ACT 1982

(a) PUBLIC ENTERTAINMENT - NEW APPLICATION

(b) PRIVATE HIRE OPERATOR'S LICENCE - SUSPENSION HEARING

(c) SECOND HAND DEALER'S LICENCE - SUSPENSION HEARING

(d) TAXI DRIVER'S LICENCE - NEW APPLICATIONS

(e) TAXI DRIVER'S LICENCE - SUSPENSION HEARING - MEDICAL

(f) TAXI DRIVER'S - SUSPENSION HEARINGS

(g) TAXI OPERATOR – SUSPENSION HEARING

(h) TAXI OPERATOR – VARIATION FOR DAY TO DAY MANAGER – UPDATE & RENEWAL

(i) TAXI OPERATOR – REQUEST FOR EXEMPTION

(j) TAXI DRIVER'S LICENCE – REQUESTS FOR SUSPENSIONS

(k) TAXI DRIVER'S LICENCE – REQUESTS FOR SUSPENSION – INDISCRIMINATE PARKING

(l) TAXI OPERATOR'S LICENCE – REQUESTS FOR SUSPENSIONS

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At a MEETING of the **LICENSING SUB-COMMITTEE** held remotely on 1st October, 2026.

Present:-

Councillor Stewart HUNTER
Councillor Roisin SMITH
Councillor George McIRVINE

Councillor Stewart HUNTER, Convener, in the Chair.

Unless marked thus * all items stand delegated.

The Sub-Committee resolved under Section 50(A)(4) of the Local Government (Scotland) Act 1973 that the press and public be excluded from the meeting for the undernoted items of business on the ground that they involved the likely disclosure of exempt information as defined in paragraphs 3, 6 and 9 of Part I of Schedule 7A of the Act.

I DECLARATION OF INTEREST

There were no declarations of interest.

II CIVIC GOVERNMENT (SCOTLAND) ACT 1982

(a) TAXI OPERATOR'S LICENCE – SUSPENSION HEARINGS

No	**Name**
1	Company C

Reference was made to Article V(e) of the minute of meeting of this Committee held on 18th June, 2026, wherein it was agreed that a hearing to consider Company C's fitness to hold a Taxi Operator's Licence be held at the meeting of the Licensing Sub-Committee to be held on 1st October, 2026. The original report from the Corporate Fleet Manager was submitted. The Committee gave consideration to the content of the report. There was a written submission received from the licence holder. The Sub-Committee gave consideration to the content of the written submission. Thereafter, having heard from the licence holder, the Corporate Fleet Manager and the Legal Officer, the Sub-Committee agreed that a written warning with regard to Company C's future conduct be issued.

2 Company G

Reference was made to Article V(e) of the minute of meeting of this Committee held on 18th June, 2026, wherein it was agreed that a hearing to consider Company G's fitness to hold a Taxi Operator's Licence be held at the meeting of the Licensing Sub-Committee to be held on 1st October, 2026. The original report from the Corporate Fleet Manager was submitted. The Committee gave consideration to the content of the report. There was a written submission received from the licence holder. The Sub-Committee gave consideration to the content of the written submission. Thereafter, having heard from the licence holder, the Corporate Fleet Manager and the Legal Officer, the Sub-Committee agreed that a written warning with regard to Company G's future conduct be issued.

(b) TAXI DRIVER'S LICENCE – SUSPENSION HEARINGS

No	**Name**
1	M A

Reference was made to Article VII(h) of the minute of meeting of the Licensing Committee held on 3rd September, 2026, wherein it was agreed that a hearing to consider M A's fitness to hold a Taxi Driver's Licence be held at the meeting of the Licensing Sub-Committee to be held on 1st October, 2026. The original letter of representation from the Chief Constable was submitted. Having heard from a representative of the Chief Constable, a legal representative on behalf of the licence holder and the

Legal Officer, the Sub-Committee agreed to adjourn consideration of the hearing to a date to be advised to await the outcome of court proceedings.

2 R G

Reference was made to Article VII(h) of the minute of meeting of the Licensing Committee held on 3rd September, 2026, wherein it was agreed that a hearing to consider R G's fitness to hold a Taxi Driver's Licence be held at the meeting of the Licensing Sub-Committee to be held on 1st October, 2026. The original letter of representation from the Chief Constable was submitted. The Sub-Committee gave consideration to the content of the letter. Thereafter, having heard from a legal representative on behalf of the licence holder, a representative of the Chief Constable and the Legal Officer, the Sub-Committee agreed that no further action be taken.

3 C K

Reference was made to Article V(d) of the minute of meeting of the Licensing Committee held on 18th June, 2026, wherein it was agreed that a hearing to consider C K's fitness to hold a Taxi Driver's Licence be held at the meeting of the Licensing Sub-Committee to be held on 1st October, 2026. The Committee noted C K was not present. The original letter of representation from the Chief Constable was submitted. Having heard from the Legal Officer, the Sub-Committee agreed to adjourn consideration of the hearing to the Licensing Sub-Committee on 7th January, 2027, to await the outcome of court proceedings.

4 J M

Reference was made to Article VII(h) of the minute of meeting of the Licensing Committee held on 3rd September, 2026, wherein it was agreed that a hearing to consider J M's fitness to hold a Taxi Driver's Licence be held at the meeting of the Licensing Sub-Committee to be held on 1st October, 2026. The original letter of representation from the Chief Constable was submitted. The Sub-Committee gave consideration to the content of the letter. Thereafter, having heard from the licence holder, a representative on behalf of the licence holder, a representative of the Chief Constable and the Legal Officer, the Sub-Committee agreed that a verbal warning with regard to J M's future conduct be issued.

Stewart HUNTER, Convener.

At a MEETING of the **LICENSING SUB-COMMITTEE** held remotely on 1st October, 2026.

Present:-

Councillor Stewart HUNTER
Councillor Roisin SMITH
Councillor George McIRVINE

Councillor Stewart HUNTER, Convener, in the Chair.

Unless marked thus * all items stand delegated.

The Convener agreed that the undernoted item of business be considered as a matter of urgency in terms of Standing Order No 17(b) in view of the timescales involved.

The Sub-Committee resolved under Section 50(A)(4) of the Local Government (Scotland) Act 1973 that the press and public be excluded from the meeting for the undernoted item of business on the ground that it involved the likely disclosure of exempt information as defined in paragraphs 3, 6 and 9 of Part I of Schedule 7A of the Act.

I DECLARATION OF INTEREST

There were no declarations of interest.

II CIVIC GOVERNMENT (SCOTLAND) ACT 1982

(a) PRIVATE HIRE OPERATOR'S LICENCE – REQUEST FOR IMMEDIATE SUSPENSION

There was submitted report from the Corporate Fleet Manager relative to the alleged condition of a vehicle operated by S C during the currency of their Private Hire Operator's Licence.

The Sub-Committee gave consideration to the content of the report. Thereafter, having heard from the Corporate Fleet Manager and having given consideration of the advice of the Legal Officer, the Sub-Committee agreed that a suspension hearing be held in due course in relation to the alleged condition of the vehicle operated by S C during the currency of their Taxi Operator's Licence and that in the meantime the licence be suspended with immediate effect.

Stewart HUNTER, Convener.

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At a MEETING of the **LICENSING SUB-COMMITTEE** held remotely on 19th October, 2026.

Present:-

Councillor Stewart HUNTER
Councillor George McIRVINE
Councillor Wendy SCULLIN

Councillor Stewart HUNTER, Convener, in the Chair.

Unless marked thus * all items stand delegated.

The Convener agreed that the undernoted item of business be considered as a matter of urgency in terms of Standing Order No 17(b) in view of the timescales involved.

The Sub-Committee resolved under Section 50(A)(4) of the Local Government (Scotland) Act 1973 that the press and public be excluded from the meeting for the undernoted item of business on the ground that it involved the likely disclosure of exempt information as defined in paragraphs 3, 6 and 9 of Part I of Schedule 7A of the Act.

I DECLARATION OF INTEREST

No declarations of interest were made.

II CIVIC GOVERNMENT (SCOTLAND) ACT 1982

(a) TAXI DRIVER'S LICENCE – REQUEST FOR IMMEDIATE SUSPENSION

There was submitted a letter from the Chief Constable relative to the alleged conduct of G B during the currency of their Taxi Driver's Licence.

The Sub-Committee gave consideration to the content of the letter. Thereafter, having heard from a representative of the Chief Constable and consideration of the advice of the Legal Officer, the Sub-Committee agreed that the Taxi Driver's Licence held by G B be suspended with immediate effect and that a suspension hearing be held in due course in relation to the fitness of G B to be the holder of a Taxi Driver's Licence.

Stewart HUNTER, Convener.

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APPENDIX …3.1...

At a MEETING of the **LICENSING SUB-COMMITTEE** held remotely on 21st October, 2026.

Present:-

Councillor Stewart HUNTER
Councillor Kevin CORDELL
Councillor George McIRVINE

Councillor Stewart HUNTER, Convener, in the Chair.

Unless marked thus * all items stand delegated.

The Convener agreed that the undernoted item of business be considered as a matter of urgency in terms of Standing Order No 17(b) in view of the timescales involved.

The Sub-Committee resolved under Section 50(A)(4) of the Local Government (Scotland) Act 1973 that the press and public be excluded from the meeting for the undernoted item of business on the ground that it involved the likely disclosure of exempt information as defined in paragraphs 3, 6 and 9 of Part I of Schedule 7A of the Act.

I DECLARATION OF INTEREST

There were no declarations of interest.

II CIVIC GOVERNMENT (SCOTLAND) ACT 1982

(a) TAXI DRIVER'S LICENCE – REQUEST FOR IMMEDIATE SUSPENSION

No	**Name**
1	L C

There was submitted a letter of representation from the Chief Constable relative to the alleged conduct of L C during the currency of their Taxi Driver's Licence.

The Sub-Committee gave consideration to the content of the letter. Thereafter, having heard the representative of the Chief Constable and consideration of the advice of the Legal Officer, the Sub-Committee agreed that the Taxi Driver's Licence held by L C be suspended with immediate effect and that a suspension hearing be held in due course in relation to the fitness of L C to be the holder of a Taxi Driver's Licence.

2 T A

There was submitted a letter of representation from the Licensing Standards Officer relative to the alleged conduct of T A during the currency of their Taxi Driver's Licence.

The Sub-Committee gave consideration to the content of the letter. Thereafter, having heard from the Licensing Standards Officer and consideration of the advice of the Legal Officer, the Sub-Committee agreed that the Taxi Driver's Licence held by T A be suspended with immediate effect and that a suspension hearing be held in due course in relation to the fitness of T A to be the holder of a Taxi Driver's Licence.

Stewart HUNTER, Convener.

APPENDIX …3.2...

At a MEETING of the **LICENSING SUB-COMMITTEE** held remotely on 28th October, 2026.

Present:-

Councillor Stewart HUNTER
Councillor Roisin SMITH
Councillor George McIRVINE

Councillor Stewart HUNTER, Convener, in the Chair.

Unless marked thus * all items stand delegated.

The Convener agreed that the undernoted item of business be considered as a matter of urgency in terms of Standing Order No 17(b) in view of the timescales involved.

The Sub-Committee resolved under Section 50(A)(4) of the Local Government (Scotland) Act 1973 that the press and public be excluded from the meeting for the undernoted item of business on the ground that it involved the likely disclosure of exempt information as defined in paragraphs 3, 6 and 9 of Part I of Schedule 7A of the Act.

I DECLARATION OF INTEREST

No declarations of interest were made.

II CIVIC GOVERNMENT (SCOTLAND) ACT 1982

(a) TAXI DRIVER'S LICENCE – REQUEST FOR IMMEDIATE SUSPENSION

There was submitted a letter from the Chief Constable relative to the alleged conduct of B C during the currency of their Taxi Driver's Licence.

The Sub-Committee gave consideration to the content of the letter. Thereafter, having heard from a representative of the Chief Constable and consideration of the advice of the Legal Officer, the Sub-Committee agreed that the Taxi Driver's Licence held by B C be suspended with immediate effect and that a suspension hearing be held in due course in relation to the fitness of B C to be the holder of a Taxi Driver's Licence.

Stewart HUNTER, Convener.

APPENDIX …4.1...

Ashley Smith

From: [redacted]
Sent: 10 September 2026 12:59
To: licensing.board
Subject: Re: Animal Boarding Licence application by Laura Cunningham, 1 Wyvis Place, Broughty Ferry

To Licensing Board, Dundee Council

This is an objection to the civic licensing application for an animal boarding licence for a business proposed at 1 Wyvis Place. Kindly acknowledge safe receipt.

1. This is a very quiet purely residential area with narrow streets, and a number of young families and elderly people resident. It is wholly inappropriate and unsuitable to have an animal boarding business establishment in it.

2. The applicant may wish to increase the scale of the business subsequently, if a licence were granted, initially for 2 dogs, to larger numbers of dogs and/or for different types of animals. Other proprietors might be encouraged to start businesses either of a similar or different type, which are inappropriate for this area, if this application were granted.

3. If it is desired by the applicant to erect outdoor kennels or runs etc, either now or in future to support expansion of the proposed business, there is only very limited space in the applicants garden for these, and planning permission would presumably be needed, subject to various planning restrictions on the use of the available small space. The applicants premises, which include a small garden, are very close indeed to several neighbouring residential properties, upon which there would be considerable adverse impact, as explained elsewhere in these objections. The applicants premises already includes a conservatory built on to the back of their house, and it is difficult to imagine where outside accommodation for dogs would fit.

4. There would be increased vehicular traffic to operate the proposed business, in a very quiet residential area which has no through traffic due to being a small high-quality residential estate which is closed off at the top, and very little vehicular traffic otherwise.

5. There are neighbouring properties very close nearby to the applicant's property, which would be considerably adversely affected by noise, eg barking, whining, and howling; by offensive smells, and pollution from dog poo and urine. Pavements may well be polluted by dog poo and urine due to additional dog walking.

6. The title deeds impose restrictions on the use by householders of these residential properties. A copy of the relevant title restrictions is provided via the link provided. It is abundantly clear that such an activity as is proposed, is prohibited. See point 1 above.

7. [redacted] has submitted to the Licensing Board a strong objection to this licence application, which the [redacted] opposes. Copy available at link provided.

8. Such a proposed business should be located away from quiet residential areas, in premises where there is plenty of space and not a large number of residential properties located very nearby.

9. Little of no information on the application has been legible from the notice temporarily affixed to a lamp post, with information about objecting illegible. Dundee Council's Civic Licensing website has provided no information about this application, despite claiming to do so on its webpage. Photograph of notice at enclosed link provided. Absolutely minimal information has been provided by the Licensing Board by email on 10 09 26. The information provided is inadequate to allow adequate notice or objections to be considered and lodged. The grant of any licence in these circumstances would be non-compliant and flawed, and thus its validity in doubt.

10. No information on the breeds of dog boarding has been provided. There is no information about any restriction on dogs boarding which may be badly trained or otherwise dangerous. There are likely to be safety considerations involved, particularly with small children playing outdoors locally, and elderly people resident nearby.

11. For how long will dogs be boarded, and in what accommodation? If this is intended to be purpose-built outdoor accommodation, see point 3 etc above.

12. The proposed business does not feature in the register of companies.

13. Residents and visitors suffer from dog allergies, and a significant increase in the number of resident dogs nearby is very likely to exacerbate such medical conditions.

14. Has any form of environmental impact assessment or similar been conducted?

15. Link referred to:

[redacted]

16. Please keep my name confidential if possible.

[redacted]

On Thu, 10 Sept 2026 at 12:01, licensing.board <licensing.board@dundeecity.gov.uk> wrote:

Good Morning,

You have until 15/10/2026 to object to this Licence. The application is for a maximum of 2 dogs to be boarded.

Kind Regards,

Ashley Smith

Licensing & Electoral Registration Assistant

APPENDIX …4.2...



The Licensing Section
Dundee City Council
21 City Square
Dundee
DD1 3BY

9th September 2026

Application - Animal Boarding Licence
1 Wyvis Place, Broughty Ferry, Dundee. DD5 3SX

[redacted] was not aware of this application until concerned residents in the vicinity of the site made contact with it on Tuesday 8th September. They explained that a notice of the application had been posted on a lamp post near the site, although when the site was visited today no notice was found.

From information provided by those concerned the application was made by Laura Cunningham of Wyvis Pet Vacation with the notice dated 20th August 2026. The company does not appear in a Companies House search.

The concerns are based upon a number of factors, the main one being that there may be a common clause in the deeds of the residences in the estate relating to pets/animals that would preclude such a licence being issued.

Due to the lack of detail but based upon the name of the organisation, concerns about noise, smell, increased traffic affecting the general wellbeing of those residences in the vicinity are real. Such operations are generally outside a populated area because of the disruption that can be caused.

In the circumstances and principally based upon the location of the application, [redacted] **view is that it strongly objects to the application.**

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Ashley Smith

From: planningenforcement
Sent: 14 September 2026 11:50
To: licensing.board
Cc: michael.mcdougall@
Subject: Re: New Application for Late Hours Catering Licence - Clokken Ltd - KFC, Milton of Craigie Road

City Development wish to object to the late hours .catering licence.

Planning permission (ref 21/00489/FULL) condition 8 restricts the trading hours as follows:

The trading hours of the premises shall be restricted to 0600 to 2300 hours, Monday to Saturday and 0600 to 2200 hours on Sunday.

In order to amend the condition a section 42 planning application is required to be submitted to the Council to amend the hours.

Regards

Gill
Enforcement Officer

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Head of Democratic and Legal Services,
Dear Sir,

Re: Objection to Renewal of HMO Licence at 16 Union Place, Dundee, DD2 1AD

I am writing to make my strongest possible objection to the renewal of the HMO licence at 16 Union Place, Dundee [redacted], and the continued operation of this large HMO has had a devastating effect on my life and wellbeing.

For the past four years in particular, living next to this property has been nothing short of hell. The tenants have consistently shown no respect for their neighbours, and the constant noise, shouting, and late-night disturbances have left me exhausted, stressed, and unable to enjoy my own home. Sleep is regularly disrupted, which affects my work and day-to-day life, and the stress of living next to this property has been relentless.

The problem lies in the fact that this is an oversized HMO. Housing six students in one semi-detached property creates unavoidable disruption. Time and again, the property has been filled with tenants who treat it like a party house, with no thought whatsoever for those living beside them. I have endured:

- **Non-stop noise** from music, parties, and shouting late into the night.
- **Anti-social behaviour**, with guests trespassing into my garden and even using it as a toilet.
- **A complete lack of responsibility for waste**, with overflowing bins, food waste attracting vermin, and rubbish left to rot.
- **Neglect of the garden and property exterior**, which is regularly overgrown, untidy, and left in a disgraceful condition, affecting the appearance of the whole street.

These are not occasional problems — they are constant, year after year. The last four years have been particularly appalling, but in truth, throughout my life living beside this property, the HMO has been a continuous source of stress and disruption.

I have had enough. I am absolutely clear that this HMO is not fit to operate. It causes nuisance, it damages my quality of life, and it has brought nothing but stress to me and my family. Allowing this licence to continue would be wholly unfair on long-term residents like myself who have the right to live in peace in their own homes.

I therefore urge the Council, in the strongest possible terms, to refuse the renewal of this licence.

Yours faithfully,

[redacted]
Dundee, DD2 1AD.
12/9/25

Head of Democratic and Legal Services,
Dear Sir,

Renewal of HMO Licence, 16, Union Place, Dundee.
I wish to object to the renewal of the HMO licence at the above address, 16 Union Place, Dundee, DD2 1AD.

[redacted] have objected before to this licence without success, however I feel compelled to try once more to deal with the issues surrounding it.

The main problem is that this is such a large HMO, as it accommodates 6 people.
Such a large group of young people needs only for each of them to have one guest round for the group to quickly escalate to party size proportions every night of the week.
Over the years we have had some nice students next door, but they have been greatly outnumbered by tenants who have caused huge problems.
The last two years have been dreadful. The tenants were untidy, almost never put bins out for collection, did not dispose of food waste properly, so that bags were constantly being ripped open by predators, and made absolutely no effort to keep the communal area tidy.
I had to make repeated requests to Ms Groak, Mr. Stirling's property manager, to supply the tenants with a second grey bin, as one bin is not sufficient for 6 people .
Constant emails to Ms. Groak resulted in the resulting mess eventually being dealt with, but necessitated constant complaints from me.
In June this year I had to ask Ms. Groak to have the windows washed, as they had not been washed in two years.

This is a semi detached property with a garden.
The grass is cut a couple of times a year at most. This year it was cut in June and hasn't been touched since. At the moment it is completely overgrown. Weeds seed into my garden constantly.
Last year the garden was tidy at the beginning of the university year. The tenants left a pumpkin on the garden table until it rotted away to nothing. This spring I had to remove a dead rat from my front garden. Rats are a hazard anyway, not helped by communal bins which we have in the street, but food waste left to rot in a garden would not help.
A picture in a frame was left outside next door from before Christmas, until the men who work for Mr Stirling cleared it away in June, by which time it had fallen onto the path, the glass had broken and was lying on the path while the tenants walked over it every day. I am using this instance to illustrate the level of neglect which is not pleasant to live beside.

Such a large group of young people next door, inevitably means that their social life is a constant disturbance. When they have parties their guests use my back garden as a toilet, and we are constantly disturbed by their noise.
My son starts work at 7 am on day shift, and often has trouble sleeping due to the noise from next door.
Although there is a night time noise team in Dundee, calling 101 means a long wait for calls to be answered, and attendance the same, so there is little that can be done by people suffering disturbance.

I have photographic evidence of the constant mess, and the state which the garden is constantly in. I have copies of the many emails sent to Ms Groak.
These issues may seem trivial, but impact constantly on my home, and quality of life for me and my son.

I feel that I have put up with more than enough over the years, and sincerely hope that this licence is not renewed.

Yours faithfully,

Dundee City Council Housing CHANGING FOR THE FUTURE

Memorandum

To	**SENIOR ELECTORAL SERVICES & LICENSING OFFICER, SUPPORT SERVICES**
From	Gabrielle Hayes – Ext. 6842
Our Ref	GH/PC HMO/3280
Your Ref	
Date	15 April 2026
Subject	**Housing (Scotland) Act 2006 - Part 5** **13 Pitkerro Road (1/2) – Lynsey Thomas Consulting Ltd (3 persons)** **30 April 2026 Licensing Committee**

In respect of the above application, I would make the following representation in regard to a licence being issued for a house in multiple occupation to the period 30 September 2028:

- The following items identified on PSSU's report, dated and sent on 03 Oct 2026 remain outstanding:

  1. Common Repair - Organise a repair to the door entry system and maintain it in working order.

  2. Common Repair - No diffusers in stairwell lighting. Please replace missing fluorescent tubes and install a diffuser to protect them.

  3. Common Repair - Staining to stonework around the rainwater downpipe. It is unclear if this is an ongoing issue or has previously been repaired. Please carry out an investigation, clear any blockages and repair as necessary. Alternatively provide an invoice of any previous repair.

- No objections have been received from the Building Standards Section of the City Development Department, Environment Department or Scottish Fire and Rescue Service.

- The last scheduled Committee for this application to be determined is 28 May 2026.

GABRIELLE HAYES
PRIVATE SECTOR SERVICES MANAGER

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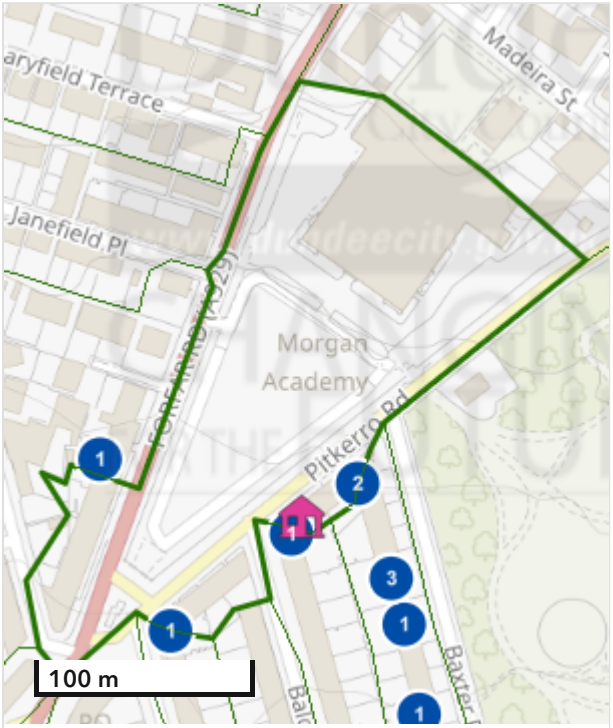
Housing in Multiple Occupancy Licensing Committee Provision Report

1/2, 13 Pitkerro Road, DUNDEE, DD4 7EU (UPRN:009059008911)

This property lies within the 60QJ000578 output area. The maximum HMO licences for this area is 10(rounded down to nearest whole number).

There are 2 legally operating qualifying HMO licences. That is **2%** of the residential properties in this area

There is 1 pending qualifying HMO licence, so in total there are 3 qualifying HMO licences (operating+pending)



Property Address

Legally Op & Qualifying

City Centre

Census Output Areas 2001

Please note that the information provided in this report represents a summary of the level of concentration of Houses in Multiple Occupation (HMO's) in the Census Output Area (COA) concerned as at the date and time printed above. The data listed may change by the time applications for a licence fall to be considered by the Licensing Committee. This report is intended to assist prospective applicants for licences (and potential objectors to applications for licences) to make their own assessment as to whether or not overprovision of licences in the COA may be a consideration when any such application comes to be determined. However, it is not to be regarded as an assurance that a licence will be granted where there are available licences in the COA nor is it to be taken that an application will be refused where the level is or would be exceeded. Each application will be considered by the Committee on its own merits in light of the policy on overprovision of HMO's and all other relevant factors and it should be borne in mind that an application may be refused on grounds other than overprovision. Anyone wishing to apply for a licence or

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Dundee City Council Housing CHANGING FOR THE FUTURE

Memorandum

To	**SENIOR ELECTORAL SERVICES & LICENSING OFFICER, SUPPORT SERVICES**
From	Gabrielle Hayes – Ext. 6842
Our Ref	GH/PC HMO/3318
Your Ref	
Date	22 October 2026
Subject	**Housing (Scotland) Act 2006 - Part 5** **105B Nethergate (3/0), Dundee – Westgate Dundee Limited (4 persons)** **05 November 2026 Licensing Committee**

In respect of the above application, I would make the following representation in regard to a licence being issued for a house in multiple occupation to the period 30 September 2029:

- The following items identified on PSSU's report, dated and sent on 29 March 2026 remain outstanding:

  1. Kitchen - Replace missing drawers/ flaps at freezer. (invoice required for new appliance)

  2. Insurance: Provide evidence of Buildings and Public Liability insurance for the periods:
     - 30/09/2023 to 30/09/2024
     - 30/09/2024 to 30/09/2025
     - 30/09/2025 to 30/09/2026

- This property is not registered by Westgate Dundee Limited on Landlord Registration.

- The last scheduled Committee for this application to be determined is 05 November 2026.

GABRIELLE HAYES
PRIVATE SECTOR SERVICES MANAGER

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Housing in Multiple Occupancy Licensing Committee Provision Report

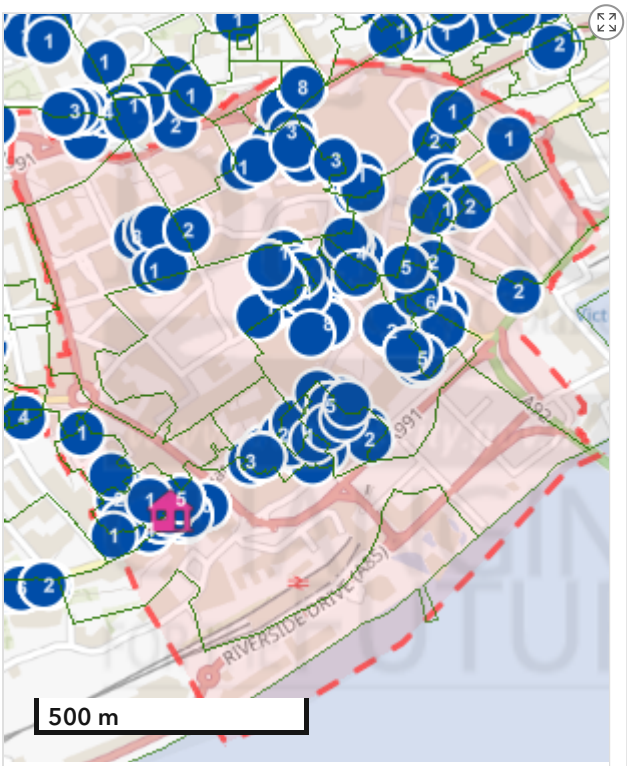
105B Nethergate, Dundee (UPRN:009059004374)

This property is in the City Centre - provision levels don't apply.

There are 317 legally operating qualifying HMO licences. That is **17%** of the residential properties in this area

There are 17 pending qualifying HMO licences, so in total there are 334 qualifying HMO licences (operating+pending)

There are 0 HMO licenses available in this area.



Property Address

Legally Op & Qualifying

City Centre

Census Output Areas 2001

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Dundee City Council Housing CHANGING FOR THE FUTURE

Memorandum

To	**SENIOR ELECTORAL SERVICES & LICENSING OFFICER, SUPPORT SERVICES**
From	Gabrielle Hayes – Ext. 6842
Our Ref	GH/PC HMO/3317
Your Ref	
Date	22 October 2026
Subject	**Housing (Scotland) Act 2006 - Part 5** **23 McGonagall Square, Dundee – Ying Chao Real Estate Co Ltd (5 persons)** **05 November 2026 Licensing Committee**

In respect of the above application, I would make the following representation in regard to a licence being issued for a house in multiple occupation to the period 30 September 2029:

- The following items identified on PSSU's report, dated and sent on 02 March 2026 remains outstanding:

    1. Bedrooms 2 does not have window(s) of an aggregate opening area equal to at least 1/15th of the floor areas.
    2. A copy of the Building Standards completion certificate for the works to form an enlarged window in Bedroom 5 requires to be submitted.

- The last scheduled Committee for this application to be determined is 05 November 2026.

GABRIELLE HAYES
PRIVATE SECTOR SERVICES MANAGER

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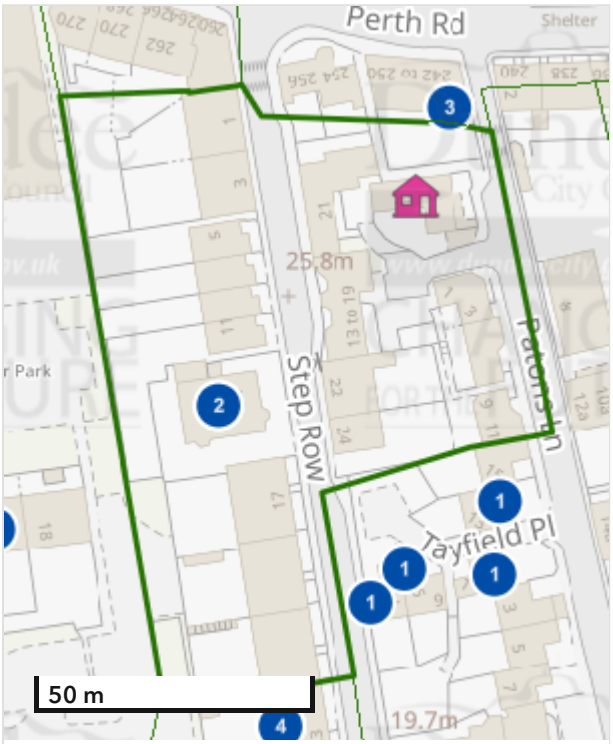
Housing in Multiple Occupancy Licensing Committee Provision Report

23 Mcgonagall Square, DUNDEE, DD2 1AJ (UPRN:009059027097)

This property lies within the 60QJ000076 output area. The maximum HMO licences for this area is 7(rounded down to nearest whole number).

There are 2 legally operating qualifying HMO licences. That is **3%** of the residential properties in this area

There is 1 pending qualifying HMO licence, so in total there are 3 qualifying HMO licences (operating+pending)



Property Address

Legally Op & Qualifying

City Centre

Census Output Areas 2001

Please note that the information provided in this report represents a summary of the level of concentration of Houses in Multiple Occupation (HMO's) in the Census Output Area (COA) concerned as at the date and time printed above. The data listed may change by the time applications for a licence fall to be considered by the Licensing Committee. This report is intended to assist prospective applicants for licences (and potential objectors to applications for licences) to make their own assessment as to whether or not overprovision of licences in the COA may be a consideration when any such application comes to be determined. However, it is not to be regarded as an assurance that a licence will be granted where there are available licences in the COA nor is it to be taken that an application will be refused where the level is or would be exceeded. Each application will be considered by the Committee on its own merits in light of the policy on overprovision of HMO's and all other relevant factors and it should be borne in mind that an application may be refused on grounds other than overprovision. Anyone wishing to apply for a licence or

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Dundee City Council Housing CHANGING FOR THE FUTURE

Memorandum

To	**SENIOR ELECTORAL SERVICES & LICENSING OFFICER, SUPPORT SERVICES**
From	Gabrielle Hayes – Ext. 6842
Our Ref	GH/PC HMO/3319
Your Ref	
Date	22 October 2026
Subject	**Housing (Scotland) Act 2006 - Part 5** **11 Morgan Street (A/1), Dundee – DC Capital Partners LTD (3 persons)** **05 November 2026 Licensing Committee**

In respect of the above application, I would make the following representation in regard to a licence being issued for a house in multiple occupation to the period 30 September 2029:

- The following items identified on PSSU's report, dated and sent on 30 March 2026 remain outstanding:

    1. Bedroom 1 - Repair faulty right-hand window mechanism to ensure full tilt and turn functions are restored.
    2. Common Repair - Repair defective common stair windows at half-landing levels to ensure they are fully operational, wind and watertight, including replacement of any damaged timbers, sash cords and broken glazing.
    3. Common Repair - Investigate and repair cause of penetrating damp through close ceiling between Second and Third Floor level, re-plaster and repaint.
    4. Common Repair - Clear the rear garden of litter and household waste and maintain the area in accordance with the property's curtilage/title deeds.
    5. Common Repair - Provide a rear common close door that closes properly and can be opened from the inside without the use of a key, ensuring a safe means of escape in the event of fire.
    6. Common Repair - Repair leaking gutter to rear of property.
    7. Common Works - The common entrance door requires a door entry system to be fitted. Should agreement of owners not be achieved evidence will be required that all reasonable effort was made to try to achieve agreement including the distribution of estimates of work.

- The last scheduled Committee for this application to be determined is 03 December 2026.

GABRIELLE HAYES
PRIVATE SECTOR SERVICES MANAGER

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Dundee City Council CHANGING FOR THE FUTURE

Housing in Multiple Occupancy Licensing Committee Provision Report

A/1, 11 Morgan Street, DUNDEE, DD4 6QD (UPRN:009059047139)

This property lies within the 60QJ000549 output area. The maximum HMO licences for this area is 9(rounded down to nearest w number).

There is 1 legally operating qualifying HMO licence. That is **1%** of the residential properties in this area

There is 1 pending qualifying HMO licence, so in total there are 2 qualifying HMO licences (operating+pending)

There are 8 HMO licenses available in this area.



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Property Address

Legally Op & Qualifying

City Centre

Census Output Areas 20(

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Dundee City Council Housing CHANGING FOR THE FUTURE

Memorandum

To	**SENIOR ELECTORAL SERVICES & LICENSING OFFICER, SUPPORT SERVICES**
From	Gabrielle Hayes – Ext. 6842
Our Ref	GH/PC HMO/3320
Your Ref	
Date	22 October 2026
Subject	**Housing (Scotland) Act 2006 - Part 5** **246 Perth Road (2/1), Dundee – DC Capital Partners LTD (3 persons)** **05 November 2026 Licensing Committee**

In respect of the above application, I would make the following representation in regard to a licence being issued for a house in multiple occupation to the period 30 September 2029:

- The following items identified on PSSU's report, dated and sent on 01 April 2026 remain outstanding:

    1. Bedroom 1: Investigate cause of leak on the ceiling and wall, repair and repaint.
    2. Kitchen / Living Room: Provide a more accessible means of operating the extract fan, as the existing pull cord is too short to be reached safely from floor level.
    3. Common Repair - External rear garden: In accordance with HMO standards, the garden area should be maintained in a clean and tidy condition. Arrange for the removal of overgrown vegetation and any accumulated refuse.
    4. Common Repair - External rear garden: A damaged rainwater downpipe was noted. Carry out the necessary repair or replacement.
    5. Common Repair - External rear garden: A presumed water pipe appears to be leaking and causing a build-up of standing water within the garden area. Carry out the necessary repair or replacement.
    6. Common Repair - Remove vegetation from rear guttering.

- The last scheduled Committee for this application to be determined is 03 December 2026.

GABRIELLE HAYES
PRIVATE SECTOR SERVICES MANAGER

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Dundee City Council CHANGING FOR THE FUTURE

Housing in Multiple Occupancy
Licensing Committee Provision Report

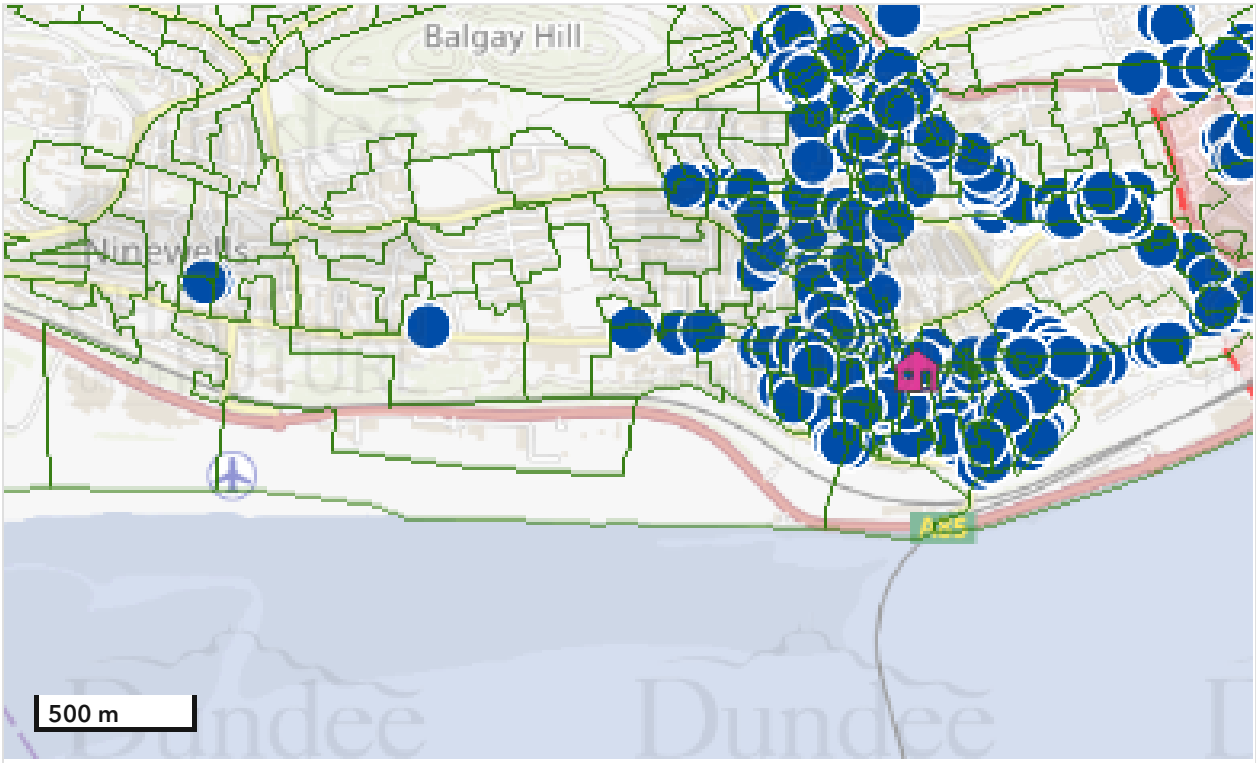
2/1, 246 Perth Road, DUNDEE, DD1 4LL (UPRN:009059008423)

This property lies within the 60QJ000021 output area. The maximum HMO licences for this area is 7(rounded down to nearest w

There are 3 legally operating qualifying HMO licences. That is **5%** of the residential properties in this area

There is 1 pending qualifying HMO licence, so in total there are 4 qualifying HMO licences (operating+pending)

There are 4 HMO licenses available in this area.



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Please note that the information provided in this report represents a summary of the level of concentration of Houses in Multiple Occupation (HMO's) in the Census Output A above. The data listed may change by the time applications for a licence fall to be considered by the Licensing Committee. This report is intended to assist prospective appli applications for licences) to make their own assessment as to whether or not overprovision of licences in the COA may be a consideration when any such application comes an assurance that a licence will be granted where there are available licences in the COA nor is it to be taken that an application will be refused where the level is or would be Committee on its own merits in light of the policy on overprovision of HMO's and all other relevant factors and it should be borne in mind that an application may be refused to apply for a licence or object to an application may wish to seek independent professional advice before proceeding with an application/objection.

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Dundee City Council Housing CHANGING FOR THE FUTURE

Memorandum

To	**SENIOR ELECTORAL SERVICES & LICENSING OFFICER, SUPPORT SERVICES**
From	Gabrielle Hayes – Ext. 6842
Our Ref	GH/PC HMO/3321
Your Ref	
Date	22 October 2026
Subject	**Housing (Scotland) Act 2006 - Part 5** **Garland Place, 8 Barrack Road, (2/1), Dundee – DC Capital Partners Ltd (5 persons)** **05 November 2026 Licensing Committee**

In respect of the above application, I would make the following representation in regard to a licence being issued for a house in multiple occupation to the period 30 September 2029:

- The following items identified on PSSU's report, dated and sent on 17 April 2026 remain outstanding:

  1. Bedroom 1 - Remove loose finishes and repaint window.
  2. Bedroom 2 - Remove loose finishes and repaint window.
  3. Bedroom 3 - Clean mould in between window and secondary glazing & repaint windows.
  4. Bedroom 3 - Investigate timber windows and repair or replace all rotten timber to the outside of the windows. Redecorate once complete.
  5. Bedroom 4 - Damp staining remains evident to the fireplace wall, with a moisture meter reading of 26. Investigate and resolve any remaining moisture ingress, allow the wall to fully dry, and redecorate all affected areas.
  6. Bedroom 5 - Damp staining remains evident to the far wall, with a moisture meter reading of 21. Investigate and resolve any remaining moisture ingress, allow the wall to fully dry, and redecorate all affected areas.
  7. Bedroom 5 - Investigate timber windows and repair or replace all rotten timber to the outside of the windows. Redecorate once complete.
  8. Kitchen - Fix replacement oven into position.
  9. Kitchen - Pantry light not working. Investigate cause and repair.
  10. Bathroom - Remove all deteriorated paint and redecorate metal roof light.
  11. Bathroom - Clean grill to mechanical extract fan.
  12. Common Repair - Roof repair works have been evidenced by an invoice dated 23/03/26; however, two areas of water ingress remain apparent. Further investigation and remedial works are required to fully resolve the issue.
  13. Common Repair - Replace broken pane of glass in stairwell window.

- The following item was identified during a PSSU reinspection on 07 July 2026, and remains outstanding:

  14. Living Room – The tenants report significant water ingress above the bay window during periods of heavy rainfall, requiring containers to collect water. Investigate the source of the ingress as a matter of urgency, undertake all necessary repairs to permanently resolve the defect, and redecorate any affected finishes thereafter.

- The last scheduled Committee for this application to be determined is 03 December 2026.

GABRIELLE HAYES
PRIVATE SECTOR SERVICES MANAGER

Housing in Multiple Occupancy
Licensing Committee Provision Report

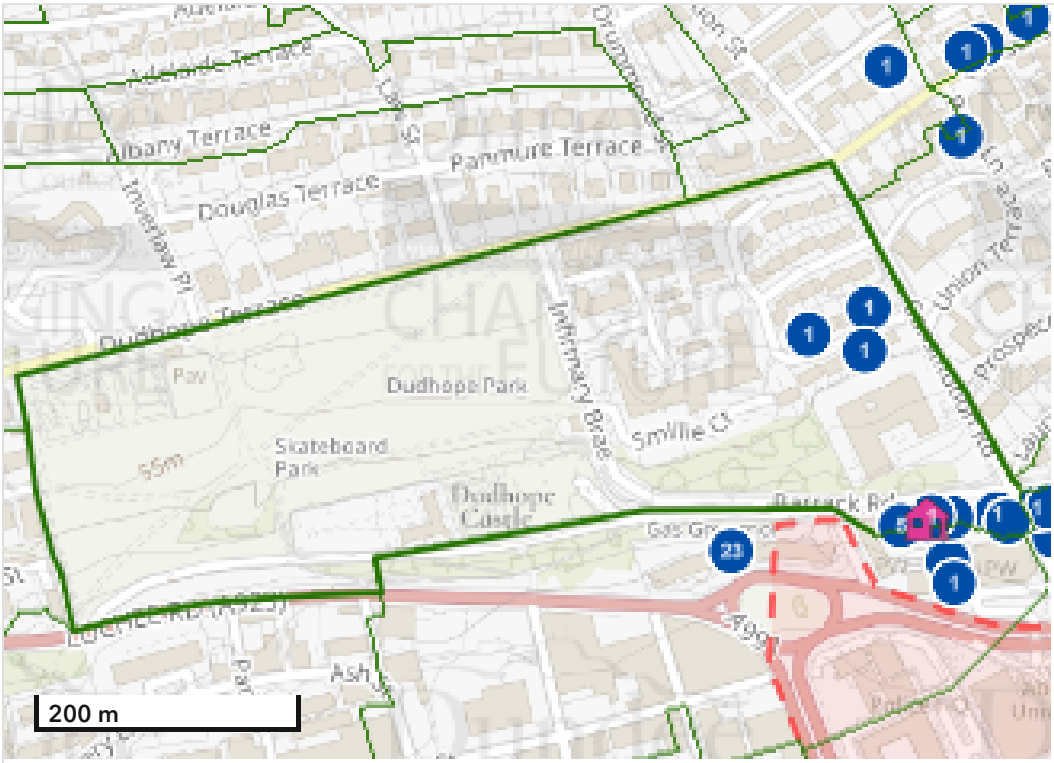
2/1, 8 Garland Place, Barrack Road, DUNDEE, DD3 6HE (UPRN:009059007003)

This property lies within the 60QJ000330 output area. The maximum HMO licences for this area is 28(rounded down to nearest number).

There are 19 legally operating qualifying HMO licences. That is **8%** of the residential properties in this area

There is 1 pending qualifying HMO licence, so in total there are 20 qualifying HMO licences (operating+pending)

There are 9 HMO licenses available in this area.



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Property Address

Legally Op & Qualifying

City Centre

Census Output Areas 20(

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Dundee City Council
Housing
CHANGING FOR THE FUTURE

Memorandum

To	**SENIOR ELECTORAL SERVICES & LICENSING OFFICER, SUPPORT SERVICES**
From	Gabrielle Hayes – Ext. 6842
Our Ref	GH/PC HMO/3322
Your Ref	
Date	22 October 2026
Subject	**Housing (Scotland) Act 2006 - Part 5** **23C Union Place, Dundee – DC Capital Partners Ltd (3 persons)** **05 November 2026 Licensing Committee**

In respect of the above application, I would make the following representation in regard to a licence being issued for a house in multiple occupation to the period 30 September 2029:

- The following items identified on PSSU's report, dated and sent on 30 March 2026 remain outstanding:

    1. Common Works - The common entrance door requires a door entry system to be fitted. Should agreement of owners not be achieved evidence will be required that all reasonable effort was made to try to achieve agreement including the distribution of estimates of work.

- The last scheduled Committee for this application to be determined is 03 December 2026.

GABRIELLE HAYES
PRIVATE SECTOR SERVICES MANAGER

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Dundee City Council CHANGING FOR THE FUTURE

Housing in Multiple Occupancy Licensing Committee Provision Report

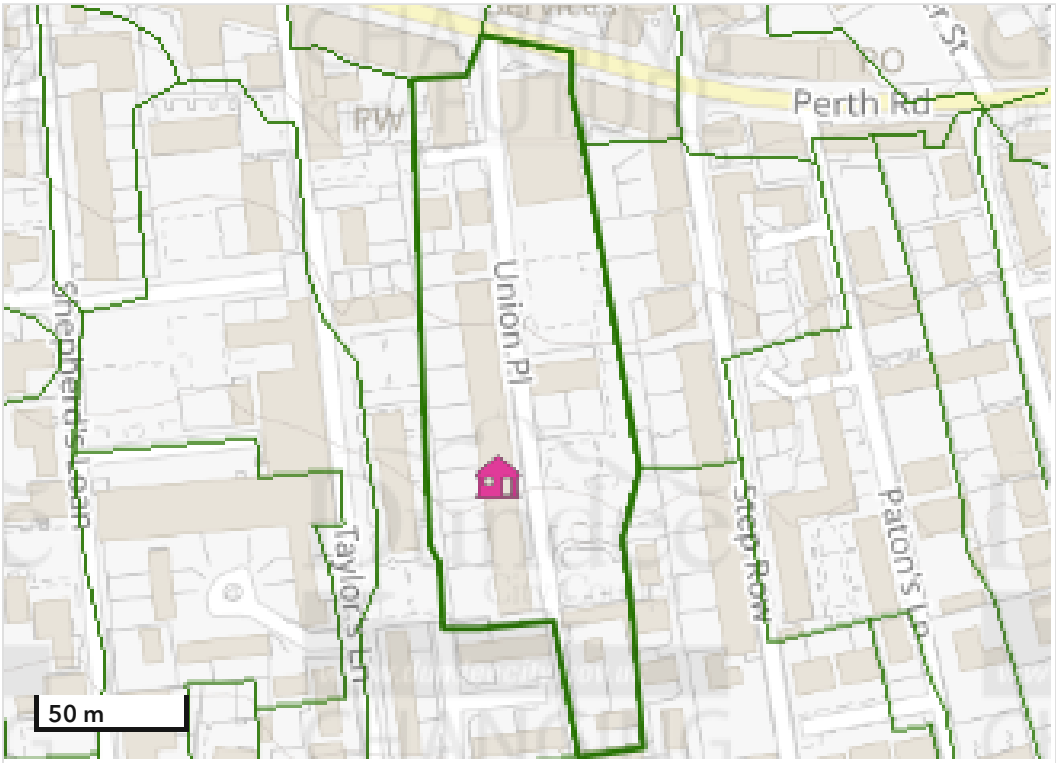
23C Union Place, DUNDEE, DD2 1AB (UPRN:009059026824)

This property lies within the 60QJ000078 output area. The maximum HMO licences for this area is 10(rounded down to nearest number).

There are 9 legally operating qualifying HMO licences. That is **11%** of the residential properties in this area

There is 1 pending qualifying HMO licence, so in total there are 10 qualifying HMO licences (operating+pending)

There are 1 HMO licenses available in this area.



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Property Address

Legally Op & Qualifying

City Centre

Census Output Areas 20(

Please note that the information provided in this report represents a summary of the level of concentration of Houses in Multiple Occupation (HMO's) in the Census Output A concerned as at the date and time printed above. The data listed may change by the time applications for a licence fall to be considered by the Licensing Committee. This re assist prospective applicants for licences (and potential objectors to applications for licences) to make their own assessment as to whether or not overprovision of licences in consideration when any such application comes to be determined. However, it is not to be regarded as an assurance that a licence will be granted where there are available COA nor is it to be taken that an application will be refused where the level is or would be exceeded. Each application will be considered by the Committee on its own merits policy on overprovision of HMO's and all other relevant factors and it should be borne in mind that an application may be refused on grounds other than overprovision. Any apply for a licence or object to an application may wish to seek independent professional advice before proceeding with an application/objection.

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Dundee City Council Housing CHANGING FOR THE FUTURE

Memorandum

To	**SENIOR ELECTORAL SERVICES & LICENSING OFFICER, SUPPORT SERVICES**
From	Gabrielle Hayes – Ext. 6842
Our Ref	GH/PC HMO/3323
Your Ref	
Date	22 October 2026
Subject	**Housing (Scotland) Act 2006 - Part 5** **2 Brook Close, Dundee – Hums Investments Limited (5 persons)** **05 November 2026 Licensing Committee**

In respect of the above application, I would make the following representation in regard to a licence being issued for a house in multiple occupation to the period 30 September 2029:

- The following items identified on PSSU's report, dated and sent on 16 April 2026 remain outstanding:

  1. Bedroom 1 - Repair faulty tilt/turn mechanism at Bedroom 1 window.
  2. Bedroom 5 - Replace wardrobe door with cracked mirror glazing.
  3. Bathroom (Top Floor) - Clean grouting to tiles at bath.

- The following items were identified during a PSSU reinspection on 16 October 2026, and remain outstanding:

  1. Shower Room (Ground Floor) – Remove mouldy sealant bead and re-seal perimeter of shower tray and affected tile joint.
  2. Bathroom (Top Floor) – Re-seal bath, if mould cannot be removed.
  3. Bedroom 5 – Door self-closer is making contact with (and damaging) top of fire door.
  4. External (front) – Remove overgrowth of weeds by driveway/path

- The last scheduled Committee for this application to be determined is 03 December 2026.

GABRIELLE HAYES
PRIVATE SECTOR SERVICES MANAGER

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Housing in Multiple Occupancy
Licensing Committee Provision Report

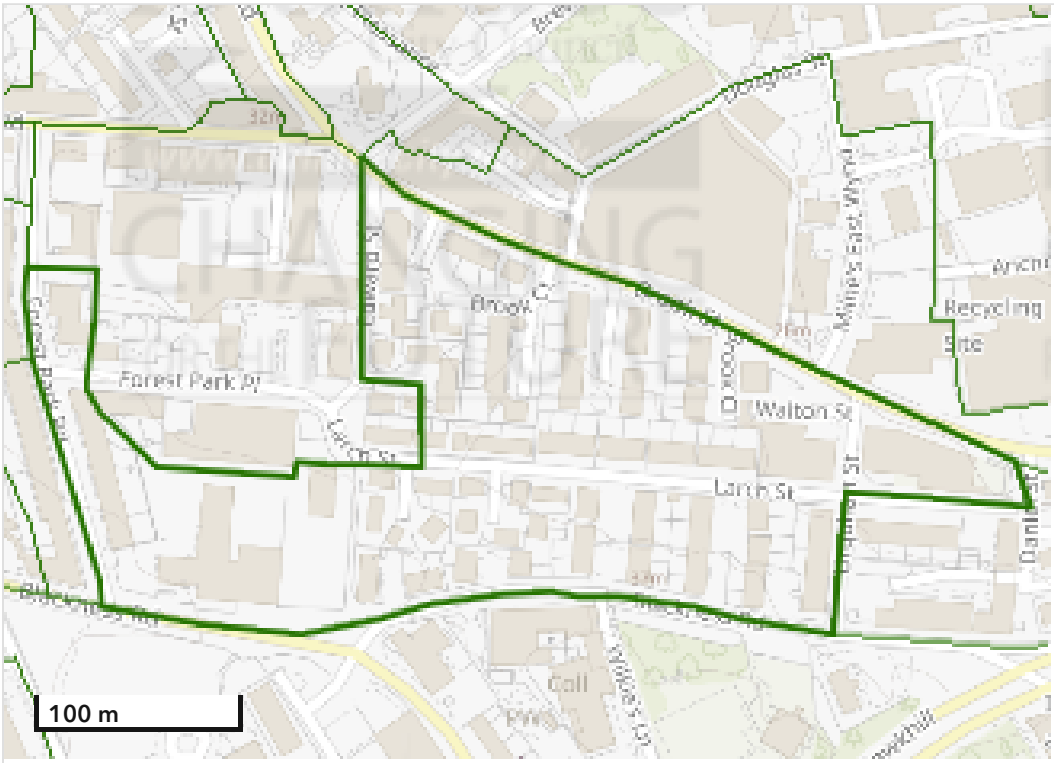
2 Brook Close, DUNDEE, DD1 5NA (UPRN:009059091435)

This property lies within the 60QJ000037 output area. The maximum HMO licences for this area is 29(rounded down to nearest number).

There are 45 legally operating qualifying HMO licences. That is **19%** of the residential properties in this area

There are 7 pending qualifying HMO licences, so in total there are 52 qualifying HMO licences (operating+pending)

There are 0 HMO licenses available in this area.



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Property Address

Legally Op & Qualifying

City Centre

Census Output Areas 20(

Please note that the information provided in this report represents a summary of the level of concentration of Houses in Multiple Occupation (HMO's) in the Census Output A concerned as at the date and time printed above. The data listed may change by the time applications for a licence fall to be considered by the Licensing Committee. This re assist prospective applicants for licences (and potential objectors to applications for licences) to make their own assessment as to whether or not overprovision of licences in consideration when any such application comes to be determined. However, it is not to be regarded as an assurance that a licence will be granted where there are available COA nor is it to be taken that an application will be refused where the level is or would be exceeded. Each application will be considered by the Committee on its own merits policy on overprovision of HMO's and all other relevant factors and it should be borne in mind that an application may be refused on grounds other than overprovision. Any apply for a licence or object to an application may wish to seek independent professional advice before proceeding with an application/objection.

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Dundee City Council Housing CHANGING FOR THE FUTURE

Memorandum

To	**SENIOR ELECTORAL SERVICES & LICENSING OFFICER, SUPPORT SERVICES**
From	Gabrielle Hayes – Ext. 6842
Our Ref	GH/PC HMO/3324
Your Ref	
Date	22 October 2026
Subject	**Housing (Scotland) Act 2006 - Part 5** **4 Brook Close, Dundee – Hums Investments Limited (5 persons)** **05 November 2026 Licensing Committee**

In respect of the above application, I would make the following representation in regard to a licence being issued for a house in multiple occupation to the period 30 September 2029:

- The following items identified on PSSU's report, dated and sent on 16 April 2026 remain outstanding:

  1. Bedroom 4 - Clean grouting to tiles at shower in Bedroom 4 en-suite shower room.
  2. Bedroom 4 - Condensation present within lower glazing unit to window, indicating failed double glazing. Replace affected unit.
  3. Bathroom - Clean grouting to tiles at bath.
  4. External - Remove rubbish by path at front entrance.

- The following items were identified during a PSSU reinspection on 16 October 2026, and remain outstanding:

  1. Bedroom 1 – Re-attach wardrobe door to runner (rear door is rolling along carpet)
  2. Bathroom (Top Floor) – Tenants report that WHB and bath are not adequately draining. Unblock drains.

- The last scheduled Committee for this application to be determined is 03 December 2026.

GABRIELLE HAYES
PRIVATE SECTOR SERVICES MANAGER

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Housing in Multiple Occupancy
Licensing Committee Provision Report

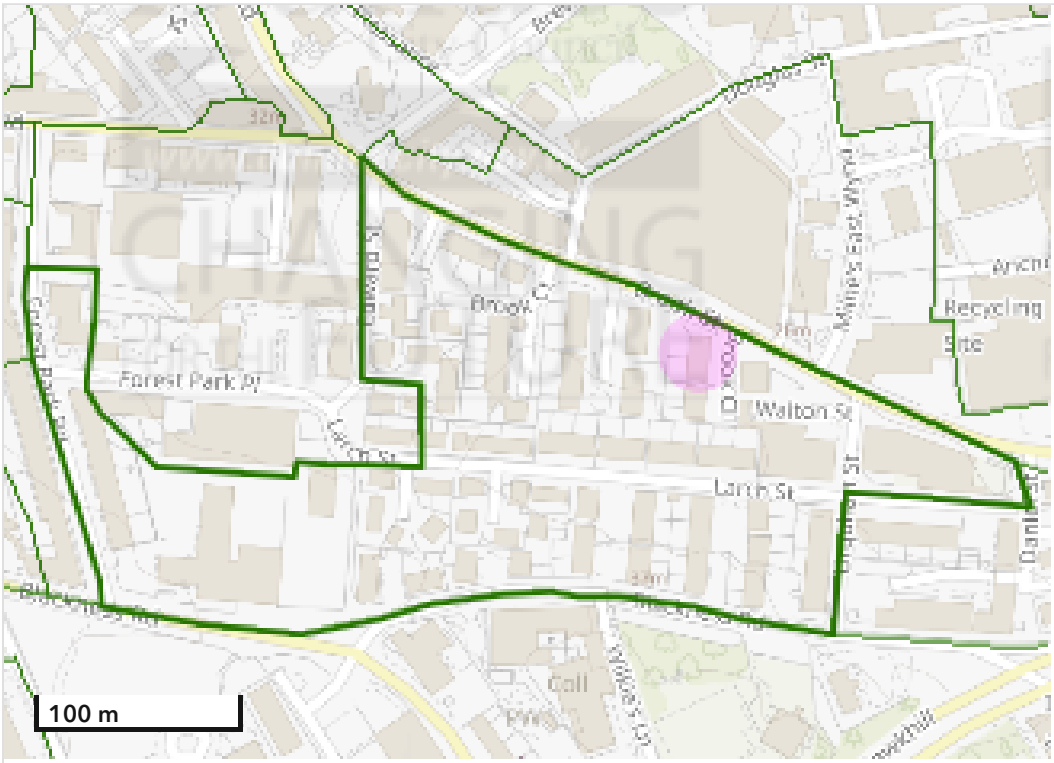
4 Brook Close, DUNDEE, DD1 5NA (UPRN:009059091436)

This property lies within the 60QJ000037 output area. The maximum HMO licences for this area is 29(rounded down to nearest number).

There are 45 legally operating qualifying HMO licences. That is **19%** of the residential properties in this area

There are 7 pending qualifying HMO licences, so in total there are 52 qualifying HMO licences (operating+pending)

There are 0 HMO licenses available in this area.



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Property Address

Legally Op & Qualifying

City Centre

Census Output Areas 20(

Please note that the information provided in this report represents a summary of the level of concentration of Houses in Multiple Occupation (HMO's) in the Census Output A concerned as at the date and time printed above. The data listed may change by the time applications for a licence fall to be considered by the Licensing Committee. This re assist prospective applicants for licences (and potential objectors to applications for licences) to make their own assessment as to whether or not overprovision of licences in consideration when any such application comes to be determined. However, it is not to be regarded as an assurance that a licence will be granted where there are available COA nor is it to be taken that an application will be refused where the level is or would be exceeded. Each application will be considered by the Committee on its own merits policy on overprovision of HMO's and all other relevant factors and it should be borne in mind that an application may be refused on grounds other than overprovision. Any apply for a licence or object to an application may wish to seek independent professional advice before proceeding with an application/objection.

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Dundee City Council
Housing
CHANGING FOR THE FUTURE

Memorandum

To	**SENIOR ELECTORAL SERVICES & LICENSING OFFICER, SUPPORT SERVICES**
From	Gabrielle Hayes – Ext. 6842
Our Ref	GH/PC HMO/3327
Your Ref	
Date	23 October 2026
Subject	**Housing (Scotland) Act 2006 - Part 5** **10 Brook Close, Dundee – Hums Investments Limited (5 persons)** **05 November 2026 Licensing Committee**

In respect of the above application, I would make the following representation in regard to a licence being issued for a house in multiple occupation to the period 30 September 2029:

- The following items identified on PSSU's report, dated and sent on 10 April 2026 remain outstanding:

  1. Bedroom 4 - Replace damaged carpet.
  2. Bathroom (2nd Floor) - Repair faulty window mechanism, 'tilt' function not operational.

- The last scheduled Committee for this application to be determined is 03 December 2026.

GABRIELLE HAYES
PRIVATE SECTOR SERVICES MANAGER

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Housing in Multiple Occupancy
Licensing Committee Provision Report

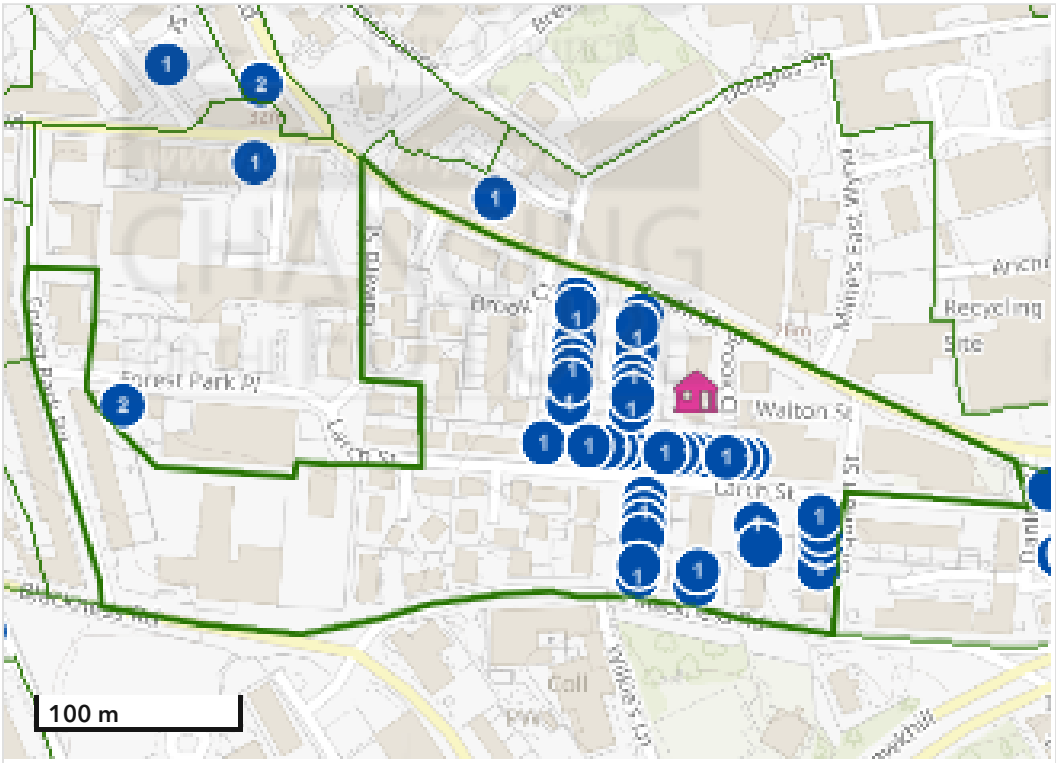
10 Brook Close, DUNDEE, DD1 5NA (UPRN:009059091439)

This property lies within the 60QJ000037 output area. The maximum HMO licences for this area is 29(rounded down to nearest number).

There are 45 legally operating qualifying HMO licences. That is **19%** of the residential properties in this area

There are 7 pending qualifying HMO licences, so in total there are 52 qualifying HMO licences (operating+pending)

There are 0 HMO licenses available in this area.



Please note that the information provided in this report represents a summary of the level of concentration of Houses in Multiple Occupation (HMO's) in the Census Output A concerned as at the date and time printed above. The data listed may change by the time applications for a licence fall to be considered by the Licensing Committee. This re assist prospective applicants for licences (and potential objectors to applications for licences) to make their own assessment as to whether or not overprovision of licences in consideration when any such application comes to be determined. However, it is not to be regarded as an assurance that a licence will be granted where there are available COA nor is it to be taken that an application will be refused where the level is or would be exceeded. Each application will be considered by the Committee on its own merits policy on overprovision of HMO's and all other relevant factors and it should be borne in mind that an application may be refused on grounds other than overprovision. Any apply for a licence or object to an application may wish to seek independent professional advice before proceeding with an application/objection.

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Dundee City Council Housing CHANGING FOR THE FUTURE

Memorandum

To	**SENIOR ELECTORAL SERVICES & LICENSING OFFICER, SUPPORT SERVICES**
From	Gabrielle Hayes – Ext. 6842
Our Ref	GH/PC HMO/3328
Your Ref	
Date	22 October 2026
Subject	**Housing (Scotland) Act 2006 - Part 5** **12 Brook Close, Dundee – Hums Investments Limited (5 persons)** **05 November 2026 Licensing Committee**

In respect of the above application, I would make the following representation in regard to a licence being issued for a house in multiple occupation to the period 30 September 2029:

- The following items identified on PSSU's report, dated and sent on 16 April 2026 remain outstanding:

  1. Bedroom 5 - Re-attach wardrobe door to runner.
  2. Bedroom 5 - Clean grouting to tiles at shower in en-suite shower room.
  3. Bedroom 5 - Remove mouldy sealant bead and re-seal shower tray in en-suite.
  4. Bedroom 5 - Remove mould from surfaces within shower enclosure in en-suite.
  5. Bedroom 5 - Replace mouldy shower door sweep at bottom of shower door in en-suite.
  6. Kitchen - Remove mouldy sealant bead and re-seal rear edge of work surface behind sink.
  7. Kitchen - Repaint ceiling above cooker-hood extractor fan. Wall painted; ceiling works remain outstanding.
  8. Hallway - Replace carpet to stairs between first floor and top floor.

- The last scheduled Committee for this application to be determined is 03 December 2026.

GABRIELLE HAYES
PRIVATE SECTOR SERVICES MANAGER

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Dundee City Council CHANGING FOR THE FUTURE

Housing in Multiple Occupancy Licensing Committee Provision Report

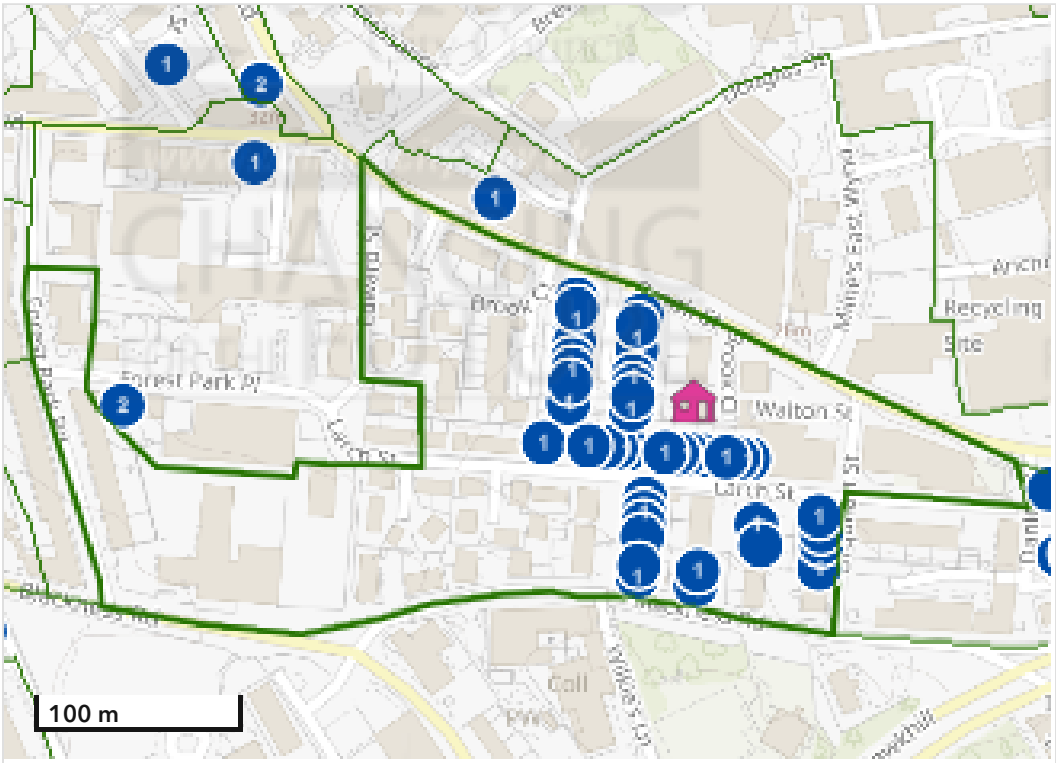
12 Brook Close, DUNDEE, DD1 5NA (UPRN:009059091440)

This property lies within the 60QJ000037 output area. The maximum HMO licences for this area is 29(rounded down to nearest number).

There are 45 legally operating qualifying HMO licences. That is **19%** of the residential properties in this area

There are 7 pending qualifying HMO licences, so in total there are 52 qualifying HMO licences (operating+pending)

There are 0 HMO licenses available in this area.



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Dundee City Council Housing CHANGING FOR THE FUTURE

Memorandum

To	**SENIOR ELECTORAL SERVICES & LICENSING OFFICER, SUPPORT SERVICES**
From	Gabrielle Hayes – Ext. 6842
Our Ref	GH/PC HMO/3329
Your Ref	
Date	22 October 2026
Subject	**Housing (Scotland) Act 2006 - Part 5** **14 Brook Close, Dundee – Hums Investments Limited (5 persons)** **05 November 2026 Licensing Committee**

In respect of the above application, I would make the following representation in regard to a licence being issued for a house in multiple occupation to the period 30 September 2029:

- The following items identified on PSSU's report, dated and sent on 16 April 2026 remain outstanding:

  1. Kitchen - Repaint wall by cooker-hood extractor fan and repaint ceiling.
  2. Bathroom (Top Floor) - Mould treatment and repainting partially completed. Apply a further coat of paint to affected walls and ceiling to achieve a satisfactory finish.
  3. Bathroom (Top Floor) - Mould staining remains visible to grouting around bath despite cleaning attempts. Further clean, treat and renew grouting as necessary to remove remaining mould and provide a satisfactory finish.
  4. Utility Room - Unable to fully access utility room at time of inspection due to tenants' belongings.

- The following items were identified during a PSSU reinspection on 16 October 2026, and remain outstanding:

  5. External - Remove overgrowth of weeds from driveway/path.

- The last scheduled Committee for this application to be determined is 03 December 2026.

GABRIELLE HAYES
PRIVATE SECTOR SERVICES MANAGER

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Dundee City Council CHANGING FOR THE FUTURE

Housing in Multiple Occupancy Licensing Committee Provision Report

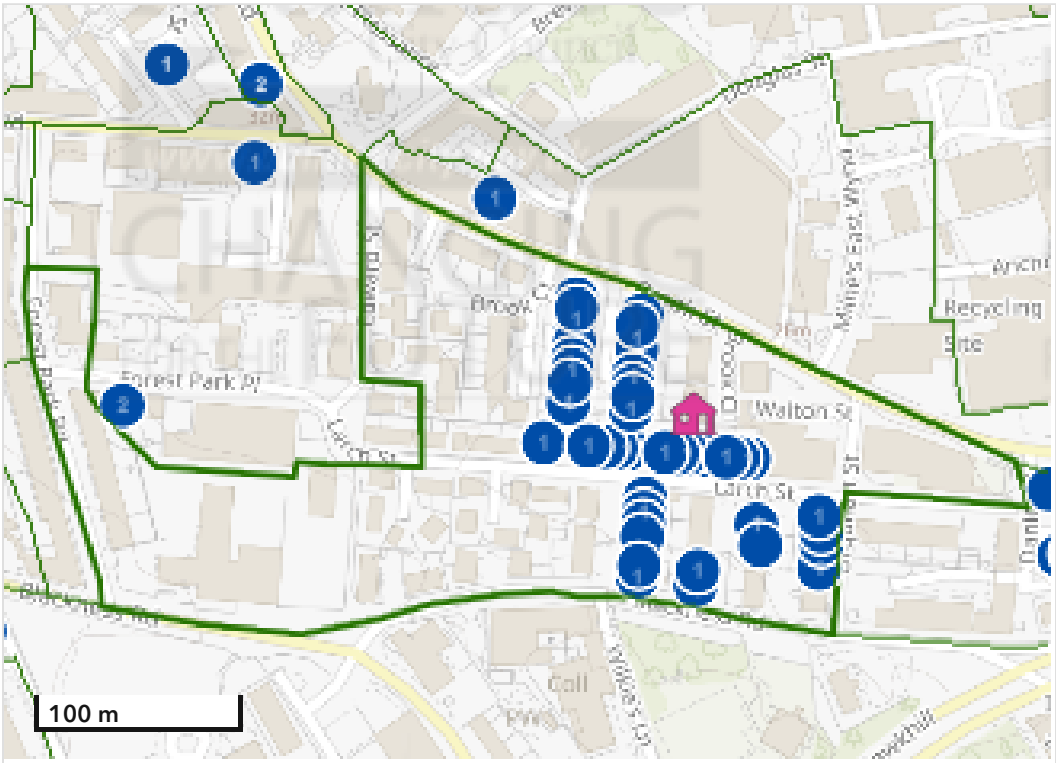
14 Brook Close, DUNDEE, DD1 5NA (UPRN:009059091441)

This property lies within the 60QJ000037 output area. The maximum HMO licences for this area is 29(rounded down to nearest number).

There are 45 legally operating qualifying HMO licences. That is **19%** of the residential properties in this area

There are 7 pending qualifying HMO licences, so in total there are 52 qualifying HMO licences (operating+pending)

There are 0 HMO licenses available in this area.



Please note that the information provided in this report represents a summary of the level of concentration of Houses in Multiple Occupation (HMO's) in the Census Output A concerned as at the date and time printed above. The data listed may change by the time applications for a licence fall to be considered by the Licensing Committee. This re assist prospective applicants for licences (and potential objectors to applications for licences) to make their own assessment as to whether or not overprovision of licences in consideration when any such application comes to be determined. However, it is not to be regarded as an assurance that a licence will be granted where there are available COA nor is it to be taken that an application will be refused where the level is or would be exceeded. Each application will be considered by the Committee on its own merits policy on overprovision of HMO's and all other relevant factors and it should be borne in mind that an application may be refused on grounds other than overprovision. Any apply for a licence or object to an application may wish to seek independent professional advice before proceeding with an application/objection.

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Dundee City Council Housing CHANGING FOR THE FUTURE

Memorandum

To	**SENIOR ELECTORAL SERVICES & LICENSING OFFICER, SUPPORT SERVICES**
From	Gabrielle Hayes – Ext. 6842
Our Ref	GH/PC HMO/3384
Your Ref	
Date	22 October 2026
Subject	**Housing (Scotland) Act 2006 - Part 5** **14 Springfield, Dundee – Investments 38 LTD (6 persons)** **05 November 2026 Licensing Committee**

In respect of the above application, I would make the following representation in regard to a licence being issued for a house in multiple occupation to the period 30 September 2029:

- The following items identified on PSSU's report, dated and sent on 28 April 2026 remain outstanding:

  1. Bedroom 1 – Sand and repaint external window sill.
  2. Bedroom 1 – Window cannot be locked due to misalignment of lock components and should be adjusted as required.
  3. Bedroom 2 – Adjust weights to sash window (lower sash falls with force when opened).
  4. Bedroom 3 – Investigate and repair source of damp staining to wall, ceiling and cornice, and repaint affected areas (including inside of cupboard.
  5. Bedroom 3 – Replace rotten external window sill.
  6. Bedroom 3 – Adjust weights to sash window (lower sash falls with force when opened).
  7. Bedroom 4 – Replace rotten external window sill.
  8. Bedroom 4 – Adjust weights to sash window (lower sash falls with force when opened and left unsupported).
  9. Bedroom 5 – Sand and repaint external bottom rail of window and external sill (small window).
  10. Bedroom 5 – Replace rotten external window sill (large window).
  11. Bedroom 6 – Unable to test left-hand window at time of inspection due to jammed lock – ensure window is fully operational.
  12. Bedroom 6 – Sand and repaint external bottom rail of left-hand window.
  13. Bedroom 6 – Remove cracked mirror from inside of cupboard door.
  14. Kitchen - Requirement for the display of a fire escape routine notice has not been met.
  15. Kitchen - Requirement for the provision of 6 x 13A electrical sockets has not been met.
  16. Shower Room - Investigate and repair cause of constant stream of water at toilet.
  17. Living Room - Sand and repaint external window sills.
  18. Internal Hallway - Investigate and repair source of damp staining at wall, cornice and ceiling/atrium by stairs and redecorate affected areas as appropriate.
  19. Current buildings & public liability insurance is required.
  20. Management Standards Document – 1st emergency contact should have evening/24-hour contact number; No 2nd emergency contact named or numbers provided; No contact details of contractors provided.

- SFRS approval required, as no audit has been carried out. SFRS has advised owner to make contact when the property is in a suitable condition for inspection:

- The last scheduled Committee for this application to be determined is 03 December 2026.

GABRIELLE HAYES
PRIVATE SECTOR SERVICES MANAGER

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Dundee City Council CHANGING FOR THE FUTURE

Housing in Multiple Occupancy Licensing Committee Provision Report

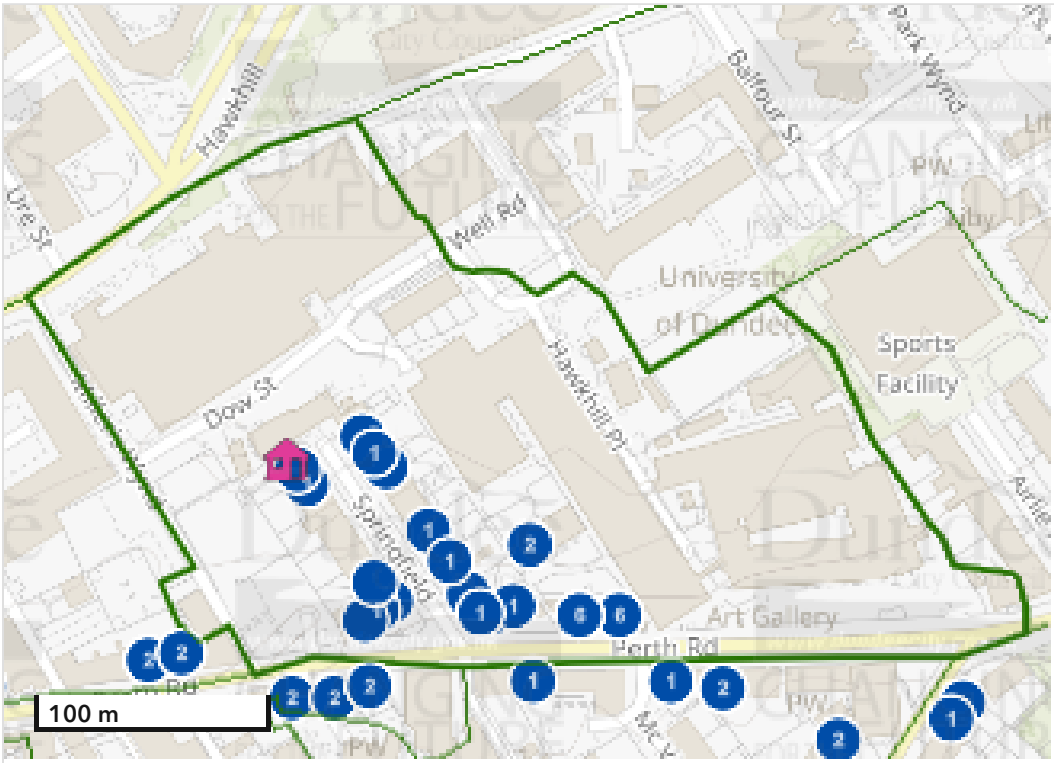
14 Springfield, DUNDEE, DD1 4JE (UPRN:009059044647)

This property lies within the 60QJ001091 output area. The maximum HMO licences for this area is 9(rounded down to nearest w number).

There are 29 legally operating qualifying HMO licences. That is **40%** of the residential properties in this area

There are 2 pending qualifying HMO licences, so in total there are 31 qualifying HMO licences (operating+pending)

There are 0 HMO licenses available in this area.



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Property Address

Legally Op & Qualifying

City Centre

Census Output Areas 20(

Please note that the information provided in this report represents a summary of the level of concentration of Houses in Multiple Occupation (HMO's) in the Census Output A concerned as at the date and time printed above. The data listed may change by the time applications for a licence fall to be considered by the Licensing Committee. This re assist prospective applicants for licences (and potential objectors to applications for licences) to make their own assessment as to whether or not overprovision of licences in consideration when any such application comes to be determined. However, it is not to be regarded as an assurance that a licence will be granted where there are available COA nor is it to be taken that an application will be refused where the level is or would be exceeded. Each application will be considered by the Committee on its own merits policy on overprovision of HMO's and all other relevant factors and it should be borne in mind that an application may be refused on grounds other than overprovision. Any apply for a licence or object to an application may wish to seek independent professional advice before proceeding with an application/objection.

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Dundee City Council Housing CHANGING FOR THE FUTURE

Memorandum

To	**SENIOR ELECTORAL SERVICES & LICENSING OFFICER, SUPPORT SERVICES**
From	Gabrielle Hayes – Ext. 6842
Our Ref	GH/PC HMO/3383
Your Ref	
Date	22 October 2026
Subject	**Housing (Scotland) Act 2006 - Part 5** **27 Springfield (1/0 and Attic), Dundee – Next Generation Property Development Ltd (3 persons)** **05 November 2026 Licensing Committee**

In respect of the above application, I would make the following representation in regard to a licence being issued for a house in multiple occupation to the period 30 September 2029:

- The following items identified on PSSU's report, dated and sent on 28 April 2026 remain outstanding:

  1. Bedroom 1 – Adjust door closer to ensure door fully closes.
  2. Bedroom 1 – Investigate and repair source of damp to wall (area of flaking paint below desk, right of window) and repaint wall.
  3. Bedroom 1 – Repair crack to ceiling and repaint.
  4. Bedroom 2 – Sand and repaint external window sill.
  5. Living Room - Sand and repaint external window sills.
  6. General - Requirement for the provision of refuse bins addressed to the property has not been met.

- The last scheduled Committee for this application to be determined is 03 December 2026.

GABRIELLE HAYES
PRIVATE SECTOR SERVICES MANAGER

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Dundee City Council CHANGING FOR THE FUTURE

Housing in Multiple Occupancy
Licensing Committee Provision Report

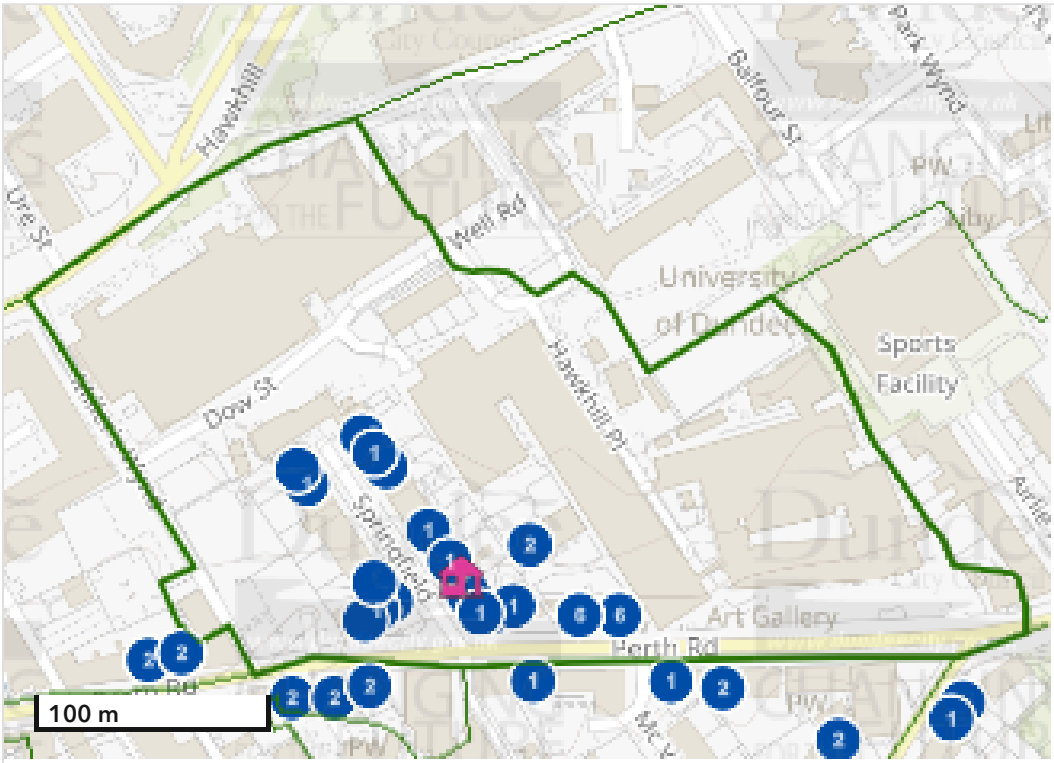
1/0 And Attic, 27 Springfield, DUNDEE, DD1 4JE (UPRN:009059076556)

This property lies within the 60QJ001091 output area. The maximum HMO licences for this area is 9(rounded down to nearest w number).

There are 29 legally operating qualifying HMO licences. That is **40%** of the residential properties in this area

There are 2 pending qualifying HMO licences, so in total there are 31 qualifying HMO licences (operating+pending)

There are 0 HMO licenses available in this area.



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Property Address

Legally Op & Qualifying

City Centre

Census Output Areas 20(

Please note that the information provided in this report represents a summary of the level of concentration of Houses in Multiple Occupation (HMO's) in the Census Output A concerned as at the date and time printed above. The data listed may change by the time applications for a licence fall to be considered by the Licensing Committee. This re assist prospective applicants for licences (and potential objectors to applications for licences) to make their own assessment as to whether or not overprovision of licences in consideration when any such application comes to be determined. However, it is not to be regarded as an assurance that a licence will be granted where there are available COA nor is it to be taken that an application will be refused where the level is or would be exceeded. Each application will be considered by the Committee on its own merits policy on overprovision of HMO's and all other relevant factors and it should be borne in mind that an application may be refused on grounds other than overprovision. Any apply for a licence or object to an application may wish to seek independent professional advice before proceeding with an application/objection.

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[redacted]

From: [redacted]
Sent: 23 March 2026 23:34
To: licensing.board
Subject: objection for change of use to short term let accommodation with a maximum of 4 people – 18 Blaikies Mews, Dundee. DD3 7UN

[redacted]

Email of objection for change of use to short term let accommodation with a maximum of 4 people – 18 Blaikies Mews, Dundee. DD3 7UN

We would like to raise our objections to this change in the accommodation type [redacted]

We see that bookings have already been taken for property number 18 Blaikies Mews and that guests have been staying even though this has not been approved. The property is listed on various booking sites.

. www.vacationcottage.com by Local Luxe Apartments

. www.booking.com – By Holiday Homes

. www.travelocity.com By Central Serviced Apartments, Dundee

. www.viamichelin- Blaikies Mews by Local Luxe

Within the property's of Blaikies Mews we have a strong sense of community [redacted] We have a residents association and regularly communicate with each other. We are finding it challenging that we do not know guests that are staying and will be staying within our properties. We have concerns in regards to safety and security due to guests of another holiday let leaving secure doors open. We also had an attempted break in earlier this year. Not knowing guests that are coming and going from property is worrying for permanent residents.

Seeing from the various booking sites, parking is a selling point to stay at Blaikies Mews. We already have limited parking for residents, without a number of guests at both properties with vehicles.

At the property lock boxes have been placed on the walls for guests to securely access keys. Blaikies Mews is a Scottish Grade 2 listed building that now has lock boxes attached to it.

I already feel that the owner/owners of number 18 Blaikies Mews already have everything in place and guests staying, it feels late in the day to ask for objections. A small post on a lamp post outside. Residents should have been informed by letter or even better face to face honestly and openly. We have a great sense of community within Blaikies Mews and have a residents association and all communicate with each other.

We feel concerned that different guests will be in and out of the properties and we will not know who is staying. We do not have any CCTV at the car park or the entrance doors. If these lettings flats go ahead that will be the third lettings flat within Blaikies Mews flats. Some of the residents feel unsafe and have had ring door bells installed which we have never had to do.

We feel very strongly about this and hope that you take our concerns into consideration

Yours Sincerely



Dundee City Council Housing CHANGING FOR THE FUTURE

Memorandum

To	**SENIOR ELECTORAL SERVICES & LICENSING OFFICER, SUPPORT SERVICES**
From	Gabrielle Hayes – Ext. 6842
Our Ref	GH/PC STL/ DD00311N
Your Ref	
Date	14 April 2026
Subject	**Civic Government (Scotland) Act 1982** **(Licensing Of Short-term Lets) Order 2022** **18 Blaikies Mews – HH Properties Scotland Ltd (2 persons)** **SECONDARY LETTING** **30 April 2026 Licensing Committee**

In respect of the above application, I would have no objection to a licence being issued for a Short-term Let to the period 31 January 2029.

No objections have been received from the Planning Section of City Development, Food Safety & Health & Safety Section of City Development or the Scottish Fire and Rescue Service.

GABRIELLE HAYES
PRIVATE SECTOR SERVICES MANAGER

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[redacted]

From: [redacted]
Sent: 23 March 2026 22:57
To: licensing.board
Subject: Email of objection for change of use to short term let accommodation with a maximum of 4 people – 9 Blaikies Mews, Dundee. DD3 7UN

[redacted]

Email of objection for change of use to short term let accommodation with a maximum of 4 people – 9 Blaikies Mews, Dundee. DD3 7UN

We would like to raise our objections to this change in the accommodation type [redacted]

We see that bookings have already been taken for property number 9 Blaikies Mews and that guests have been staying even though this has not been approved. The property is listed on various booking sites.

. www.vacationcottage.com by Local Luxe Apartments

. www.booking.com – By Holiday Homes

. www.travelocity.com By Central Serviced Apartments, Dundee

. www.viamichelin- Blaikies Mews by Local Luxe

Within the property's of Blaikies Mews we have a strong sense of community [redacted] We have a residents association and regularly communicate with each other. We are finding it challenging that we do not know guests that are staying and will be staying within our properties. We have concerns in regards to safety and security due to guests of another holiday let leaving secure doors open. We also had an attempted break in earlier this year. Not knowing guests that are coming and going from property is worrying for permanent residents.

Seeing from the various booking sites, parking is a selling point to stay at Blaikies Mews. We already have limited parking for residents, without a number of guests at both properties with vehicles.

At the property lock boxes have been placed on the walls for guests to securely access keys. Blaikies Mews is a Scottish Grade 2 listed building that now has lock boxes attached to it.

I already feel that the owner/owners of number 9 Blaikies Mews already have everything in place and guests staying, it feels late in the day to ask for objections. A small post on a lamp post outside. Residents should have been informed by letter or even better face to face honestly and openly. We have a great sense of community within Blaikies Mews and have a residents association and all communicate with each other.

We feel concerned that different guests will be in and out of the properties and we will not know who is staying. We do not have any CCTV at the car park or the entrance doors. If these lettings flats go ahead that will be the third lettings flat within Blaikies Mews flats. Some of the residents feel unsafe and have had ring door bells installed which we have never had to do.

We feel very strongly about this and hope that you take our concerns into consideration

Yours Sincerely

[redacted]

Dundee City Council Housing CHANGING FOR THE FUTURE

Memorandum

To	**SENIOR ELECTORAL SERVICES & LICENSING OFFICER, SUPPORT SERVICES**
From	Gabrielle Hayes – Ext. 6842
Our Ref	GH/PC STL/ DD00310N
Your Ref	
Date	14 April 2026
Subject	**Civic Government (Scotland) Act 1982** **(Licensing Of Short-term Lets) Order 2022** **9 Blaikies Mews – HH Properties Scotland Ltd (4 persons)** **SECONDARY LETTING** **30 April 2026 Licensing Committee**

In respect of the above application, I would have no objection to a licence being issued for a Short-term Let to the period 31 January 2029.

No objections have been received from the Planning Section of City Development, Food Safety & Health & Safety Section of City Development or the Scottish Fire and Rescue Service.

GABRIELLE HAYES
PRIVATE SECTOR SERVICES MANAGER

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APPENDIX …39….

Dundee City Council
Licencing Board
21 City Square
Dundee
DD1 3BY

Hi

I have an objection [redacted]g secondary letting at the address of 40 Forres Avenue, Dundee, DD3 0EJ.

The reason for my objection is due to previous knowledge of house renting in the area to families who then use the houses as multiple occupation, this is not speculation but facts that have been submitted to the Dundee Council from neighbouring streets that seem to be dismissed or ignored. There is evidence of continuous in and out with many occupants during the day and night disturbing neighbours withing the area, nothing has been done about this and as we have children and families living next door and around the surrounding area we do not want this happening beside us. You may say we have the right to complain about this if it happened but why wait and find it takes years or not at all to sort out this problem, my theory is nip it in the bud before it happens.

I hope you take note of my objection seriously.

Also may I point out that the address is very misleading as it only has 40 Forres Avenue followed by a Glasgow address and the notice was placed on the door and window of the address which is several metres from the pavement so most people will not be able to read this and why did we not get notice letters through our door which I am told is normal practice.

Any queries let me know you can call me on [redacted] or email [redacted]

Thank You

[redacted]
[redacted]
Dundee
DD3 0DG

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Dundee City Council
Housing
CHANGING FOR THE FUTURE

Memorandum

To	**SENIOR ELECTORAL SERVICES & LICENSING OFFICER, SUPPORT SERVICES**
From	Gabrielle Hayes – Ext. 6842
Our Ref	GH/PC STL/ DD00332N
Your Ref	
Date	22 October 2026
Subject	**Civic Government (Scotland) Act 1982** **(Licensing Of Short-term Lets) Order 2022** **40 Forres Avenue, Dundee – Spartan Property (Glasgow) Ltd (8 persons)** **SECONDARY LETTING** **05 Novemberber 2026 Licensing Committee**

In respect of the above application, I would have no objection to a licence being issued for a Short-term Let to the period 31 January 2029.

No objections have been received from the Planning Section of City Development, Food Safety & Health & Safety Section of City Development or the Scottish Fire and Rescue Service.

GABRIELLE HAYES
PRIVATE SECTOR SERVICES MANAGER