

City Chambers
DUNDEE
DD1 3BY

16th April, 2024

Dear Colleague

The undernoted members are requested to attend a MEETING of the **LICENSING COMMITTEE** to be held remotely on Thursday, 25th April, 2024 at 10.00 am.

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@dundee.gov.uk by no later than 5.00pm on Tuesday, 19th April, 2024.

Please submit any apologies for absence to Elaine Doak, Committee Services Officer, on telephone 01382 434211 or email elaine.doak@dundee.gov.uk.

Yours faithfully

GREGORY COLGAN

Chief Executive

Depute Lord Provost Kevin CORDELL

BAILIE Christina ROBERTS

COUNCILLORS

Stewart HUNTER
Roisin SMITH

Jax FINNEGAN
Charlie MALONE

George McIRVINE
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.

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.

2 LICENSING SUB-COMMITTEE – MINUTES OF MEETINGS

The minutes of meetings of the Licensing Sub-Committee held on 28th March, 2024 and 8th April, 2024 are attached for noting (**Appendix 1**) - **Pages 1 and 3**.

3 CIVIC GOVERNMENT (SCOTLAND) ACT 1982

(a) NEW APPLICATIONS GRANTED UNDER DELEGATED POWERS

MARKET OPERATOR – NEW APPLICATION

No	Name	Address of Premises
1	Hope Consulting Services (Scotland) Ltd	The Steeple Church, Nethergate

PUBLIC ENTERTAINMENT – TEMPORARY APPLICATIONS

No	Name	Location	Date of Event
1	Charles Horne	Riverside Park	4th April to 14th April 2024
2	Charles Horne	Caird Park	26th April to 5th May 2024
3	Derby Bar Inc Ltd	Ardler Complex	20th April 2024
4	Thomas McMahan	Top Dog Sports Bar	18th April to 26th May 2024

PUBLIC ENTERTAINMENT – NEW APPLICATIONS

No	Name	Location	Date of Event
1	Dundee Nails 88 Ltd	88-90 Nethergate	Full
2	Fairfield Community Sports Hub SCIO	Fairfield Community Sports Hub & Drumgeith Playing Fields, Drumgeith Park	Full
3	Kimberley Mills	Park Avenue	Full

PRIVATE HIRE OPERATORS - NEW APPLICATIONS

No	Name	Address
1	Nazrul Islam	63 Findchapel Place
2	Muhammad Akram	2 Carnegie Street
3	Robert Sinclair	Singlear Fardach, Old Dronley Road Backmuir of Liff, Muirhead
4	H&T Private Hire Ltd	28 Tyndall Crescent

SECOND HAND DEALER - NEW APPLICATION

No	Name	Address of Premises
1	Kismat Motor Group Ltd	Kismat Motor Group Limited, 54 East Dock Street

SKIN PIERCING & TATTOOIST - NEW APPLICATIONS

No	Name	Address of Premises
1	Iain Clark	Good Omens, 25 Castle Street
2	Steven Blance	Good Omens, 25 Caste Street
3	Graham A Cameron	Arcadian, 6a Panmure Street
4	Andrew McCallum	Arcadian, 6a Panmure Street

STREET TRADER - NEW APPLICATION

No	Name	Address
1	Shane B Mountford	28 Kinghorne Street, Arbroath

TAXI DRIVER - NEW APPLICATIONS

No	Name	Address
1	Gordon M Reid	3B Sandeman Street
2	Masud Shak	2/L 81 Dens Road
3	Ashar Amin	17 Crescent Lane

WINDOW CLEANER - NEW APPLICATIONS

No	Named	Address
1	Lewis Paton	Flat 9, 19 David Street
2	Darren T McDonnell	51 Birgidale Terrace, Glasgow

(b) TAXI DRIVER – NEW APPLICATIONS

No	Name	Address
1	Barry Cairncross	14 Eastwell Close

The above applicant has failed to submit his medical, pass the street knowledge test or SVQ certificate, UTRN, ID and provide a photo for his badge within the prescribed time. He also failed to complete the DVLA consent form.

2	Kristofer R Green	90 Fintry Crescent
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The above applicant has failed to submit his medical, pass the street knowledge test or SVQ certificate, UTRN, ID and provide a photo for his badge within the prescribed time.

3	Muhammad Ilyas	2/0, 215A Hilltown
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The above applicant has failed to submit his medical, pass the street knowledge test or SVQ certificate, UTRN, name an operator ID and provide a photo for his badge within the prescribed time

4	Kasum M Razak	14-16 Lorimer Street
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The above applicant has failed to submit his medical, pass the street knowledge test or SVQ certificate, UTRN, ID and provide a photo for his badge within the prescribed time

5	Abdellah Mecid	126 Happyhillock Road
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The above applicant has failed to submit his medical, provide the SVQ certificate, UTRN, ID and provide a photo for his badge within the prescribed time

(c) TAXI OPERATOR – CORPORATE PLATE – NEW APPLICATIONS

No	Name	Address
1	Invergowrie Taxis Ltd	3 Greystane Terrace

This is an application for a Taxi Licence to replace an existing Taxi Operator's Licence with an electric vehicle. The existing Licence Holder is James Nicoll OP214. Director of Invergowrie Taxis Ltd is James Nicoll.

2	Riverview Taxis Ltd	11 Elmwood Road
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This is an application for a Taxi Licence to replace an existing Taxi Operator's Licence with an electric vehicle. The existing Licence Holder is Kenneth Thomson OP317. Directors of Riverview Taxis Ltd are Kenneth Nicoll and John Reddy.

3	Shak Taxis Ltd	7 Masterton Crescent
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This is an application for a Taxi Licence to replace an existing Taxi Operator's Licence with an electric vehicle. The existing Licence Holder is James Reid OP36. Directors of Shak Taxis Ltd are James Reid and Masud Shak.

4	SN Cab Ltd	19 Grayhills Lane
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This is an application for a Taxi Licence to replace an existing Taxi Operator's Licence with an electric vehicle. The existing Licence Holder is Alistair Watson OP114. Directors of SN Cab Ltd are Alistair Watson, Sajid Sharif and Nazia Sharif.

5	64 Transfer Ltd	341 Craigie Drive
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This is an application for a Taxi Licence to replace an existing Taxi Operator's Licence with an electric vehicle. The existing Licence Holder is Myles Laing OP184. Directors of 64 Transfer Ltd are Myles Laing and Farhan Saif.

(d) TAXI OPERATOR – REQUESTS FOR EXTENSION OF TIME TO PLACE VEHICLE ON SERVICE

No	Name	Address
1	FMC (Scotland) Ltd	Unit L, Charles Bowman Avenue

A further request has been made for extensions of time to place vehicle on service. Two previous extensions have been granted.

2	Grant Gaffney	1/1, 29 Foggyley Gardens
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A further request has been made for extensions of time to place vehicle on service. Two previous extensions have been granted.

4 HOUSING (SCOTLAND) ACT 2006

(a) HOUSES IN MULTIPLE OCCUPATION – NEW APPLICATIONS - DELEGATED

The undernoted applications have been received:-

No	Name	Person Responsible	Address
1	Vouge Investments Ltd	Rockford Properties Ltd	2/1, Commercial Street
2	Rowena Roche and Christopher Gladden	Extra Mile Property Solutions Ltd	G/1, 5 Morgan Street

(b) HOUSES IN MULTIPLE OCCUPATION - NEW APPLICATIONS

The undernoted applications have been received:-

No	Name	Person Responsible	Address
1	Elliot Family Investments Ltd	Sandstone UK Property Management Solutions Ltd	3/2, 4 Gowrie Street

A letter of representation from the Private Sector Services Manager is attached **(Appendix 2) - Page 5**. A copy of the overprovision report is attached **(Appendix 3) - Page 7**.

2	Erez Holding Ltd	Sandstone UK Property Management Solutions Ltd	1/2, 12 Morgan Place
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A letter of representation from the Private Sector Services Manager is attached **(Appendix 4) - Page 9**. A copy of the overprovision report is attached **(Appendix 5) - Page 11**.

3	Joyce Adams	Easylets Ltd	1/2, 40 Union Street
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A letter of representation from the Private Sector Services Manager is attached **(Appendix 6) - Page 13**. A copy of the overprovision report is attached **(Appendix 7) - Page 15**.

4	JDM Scotland Ltd	Easylets Ltd	19 Friary Gardens
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A letter of representation from the Private Sector Services Manager is attached **(Appendix 8) - Page 17**. A copy of the overprovision report is attached **(Appendix 9) - Page 19**.

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

(a) SHORT-TERM LETS – NEW APPLICATIONS - DELEGATED

The undernoted applications have been received:-

No	Name	Person Responsible	Address
1	Geoffrey Laird-Portch	Geoffrey Laird-Portch	4A Home Street
2	TCO Property Management Ltd	Clark Anderson Properties Ltd	Maritime House, Flat 5, 26 East Dock Street
3	Mohammed Sarwar		7F Rosefield Street
4	Charlaine Mellor		6 Burnhaven Gardens
5	Sunrise Short Stays Ltd		13b Main Street
6	Moira McGregor		2/0, 26 Union Street
7	Hanna Rashid	Sunrise Short Stays Ltd	11a Main Street
8	Abdul Rashid	Sunrise Short Stays Ltd	208b Broughty Ferry Road
9	Phillpa McLean		88 Monfieth Road
10	Allan McCulloch	Lucy Cameron	41 Grove Road
11	Igor Vamos	Clark Anderson Properties Ltd	2/L, 87 Magdalen Yard Road
12	Hannah Rashid	Sunrise Short Stays Ltd	9 Main Street
13	Lesley and Euan Ross	Clark Anderson Properties Limited	Binrock Lodge, 454A Perth Rd
14	Dewlor Developments Ltd	Emma Lorente	Corn Flour Lodge, Pitkerro Mill, Kellas Road
15	Dewlor Developments Ltd	Emma Lorente	Flour Mill House, Pitkerro Mill, Kellas Road

(b) SHORT-TERM LETS – NEW APPLICATIONS - UPDATES

No	Name	Person Responsible	Address
1	James Thornton and Stacey Brown		36D Castle Street

The Licensing Committee at its meeting held on 1st February, 2024 agreed to grant the above subject to conditions 1 and 2 on the PSSU memo and to bring back for an update. A copy of the original memo is attached **(Appendix 10) - Page 21.**

2 Benny and Santhy Anto Benny Anto 5 Eastwell Gardens

The Licensing Committee at its meetings held on the 11th January and 28th March, 2024 agreed to defer the application to allow outstanding works to be carried out. The original letter of representation from the Private Sector Services Manager is attached **(Appendix 11) - Page 23.**

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 CIVIC GOVERNMENT (SCOTLAND) ACT 1982

(a) TAXI DRIVER - NEW APPLICATIONS

(b) TAXI DRIVER - NEW APPLICATION - UPDATE

(c) TAXI DRIVER - RENEWAL APPLICATION

(d) TAXI DRIVER - SUSPENSION HEARINGS – MEDICAL

(e) TAXI DRIVER - SUSPENSION HEARINGS

(f) TAXI OPERATOR – REQUESTS FOR VARIATION

(g) WINDOW CLEANER – NEW APPLICATION

(h) TAXI DRIVER – REQUEST FOR SUSPENSION HEARING

(i) TAXI DRIVER/TAXI OPERATOR – REQUEST FOR SUSPENSION HEARING

APPENDIX 1

At a MEETING of the **LICENSING SUB-COMMITTEE** held remotely on 28th March, 2024.

Present:-

Bailie Christina ROBERTS

COUNCILLORS

Stewart HUNTER

George McIRVINE

Councillor Stewart HUNTER, Convener, in the Chair.

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 grounds 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) STREET TRADER - SUSPENSION HEARING

No	Name
1	D M

Having heard from the Legal Officer, the Sub-Committee noted that no further action was required as the Street Trader's Licence held by D M had been surrendered.

(b) TAXI DRIVER - SUSPENSION HEARINGS

No	Name
1	G P

Reference was made to Article II(a) of the minute of meeting of this Sub-Committee held on 11th January, 2024, wherein it was agreed to adjourn consideration of the hearing to await the outcome of court proceedings. The Sub-Committee noted that G P was not present and agreed to consider the matter in their absence. The Sub-Committee noted that a letter of information had been received from the Chief Constable. The Sub-Committee gave consideration to the content of the letter. The Sub-Committee noted that a written submission had been received from G P. The Sub-Committee gave consideration to the content of the written submission. Thereafter, having heard from the Legal Officer, the Sub-Committee agreed to adjourn consideration of the hearing to the meeting of the Licensing Sub-Committee to be held on 13th June, 2024 to await the outcome of court proceedings.

2	R T
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Reference was made to Article II(a) of the minute of meeting of this Sub-Committee held on 11th January, 2024, wherein it was agreed to adjourn consideration of the hearing to await the outcome of court proceedings. The Sub-Committee noted that R T was not present and agreed to consider the matter in their absence. The Sub-Committee noted that a letter of information had been received from the Chief Constable. The Sub-Committee gave consideration to the content of the letter. Thereafter, having heard from the Legal Officer, and the representative of the Chief Constable, the Sub-Committee noted that the Chief Constable had withdrawn the letter of information and agreed to take no further action.

(c) TAXI OPERATOR - SUSPENSION HEARINGS

No	Name
1	Company S

Reference was made to Article VI(f) of the minute of meeting of the Licensing Committee held on 1st February, 2024, wherein it was agreed to hold a hearing to determine the fitness of Company S to hold a Taxi Operator's Licence. The Sub-Committee noted that a report had been received from the Fleet Manager. The Sub-Committee gave consideration to the content of the report. Thereafter, having heard from the Legal Officer, the Fleet Manager and a representative for Company S, the Sub-Committee agreed to issue a warning to Company S with regards to their fitness to be the holder of a Taxi Operator's Licence and the fitness of their vehicle.

2	Company D
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Reference was made to Article VI(f) of the minute of meeting of the Licensing Committee held on 1st February, 2024, wherein it was agreed to hold a hearing to determine the fitness of Company D to hold a Taxi Operator's Licence. The Sub-Committee noted that a report had been received from the Fleet Manager. The Sub-Committee gave consideration to the content of the report. The Sub-Committee noted that a written submission had been received from Company D. The Sub-Committee gave consideration to the content of the written submission. Thereafter, having heard from the Legal Officer, the Fleet Manager and a representative for Company D, the Sub-Committee agreed to issue a warning to Company D with regards to their fitness to be the holder of a Taxi Operator's Licence and the condition of their vehicle.

(d) TAXI DRIVER AND TAXI OPERATOR - SUSPENSION HEARINGS

No	Name
1	A C

Reference was made to Article VI(f) of the minute of the meeting of the Licensing Committee held on 1st February, 2024, wherein it was agreed to hold a hearing to determine the fitness of A C to hold a Taxi Operator and Taxi Driver's Licence. The Sub-Committee noted that a report had been received from the Fleet Manager. The Sub-Committee gave consideration to the content of the report. The Sub-Committee noted that a letter of information had been received from the Chief Constable. The Sub-Committee gave consideration to the content of the letter. Thereafter, having heard from the Legal Officer, a representative of the Chief Constable, the Fleet Manager and a representative for A C, the Sub-Committee agreed to adjourn consideration of the hearing to the meeting of this Sub-Committee to be held on 13th June, 2024 to ascertain whether a fixed penalty had been accepted by A C.

2	C S
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Reference was made to Article VI(f) of the minute of the meeting of the Licensing Committee held on 1st February, 2024, wherein it was agreed to hold a hearing to determine the fitness of C S to hold a Taxi Operator and Taxi Driver's Licence. The Sub-Committee noted that a letter had been received from the Fleet Manager. The Sub-Committee gave consideration to the content of the letter and reviewed CCTV footage of the alleged incident. Thereafter, having heard from the Legal Officer, the Fleet Manager and a representative for C S, the Sub-Committee agreed to issue a warning with regards to the future conduct of C S.

Stewart HUNTER, Convener.

APPENDIX 1

At a MEETING of the **LICENSING SUB-COMMITTEE** held remotely on 8th April, 2024.

Present:-

Councillor Stewart HUNTER
Councillor Mark FLYNN
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

There were no declarations of interest.

II CIVIC GOVERNMENT (SCOTLAND) ACT 1982

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

There was submitted a letter of information from the Chief Constable relative to the alleged conduct of N M during the currency of their Taxi Operator and Taxi Driver licences.

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 N M be suspended with immediate effect and that a suspension hearing be held on 25th April, 2024 in relation to the fitness of N M to be the holder of a Taxi Driver's licence. No action would be taken in relation to the Taxi Operator's licence held by N M during the intervening period.

Stewart HUNTER, Convener.

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CHANGING FOR THE FUTURE

Memorandum

To	SENIOR ELECTORAL SERVICES & LICENSING OFFICER, SUPPORT SERVICES	
From	Gabrielle Hayes – Ext. 6842	
Our Ref	GH HMO/3127	
Your Ref		
Date	10 April 2024	
Subject	Housing (Scotland) Act 2006 - Part 5 4 Gowrie Street (3/2) – Elliott Family Investments Limited 25 April 2024 Licensing Committee	(3 persons)

In respect of the above application, I would make the following observations in regard to a licence being issued for a house in multiple occupation to the period 30 September 2026:

- The following items identified following an inspection by PSSU on 20 February 2024 remain outstanding:

Bedrooms

1. Bedroom 1 – Signs of a leak visible at ceiling and walls. Investigate cause of leak, repair and repaint where affected.
2. Bedroom 2 - Signs of a leak visible at ceiling and walls. Investigate cause of leak, repair and repaint where affected.
3. Bedroom 3 – The requirement to provide 6 accessible sockets on at least two walls has not been met.
4. Bedroom 3 - Signs of a leak visible at ceiling and walls. Investigate cause of leak, repair and repaint where affected.
5. Bedroom 3 – provide a chest of drawers.

Kitchen

6. The minimum of 1 cubic meter of food storage has not been achieved. The surveyed total was 0.798 cubic metres. Please note the surveyed total does not include the under-sink area, which is not for food storage. Additional storage is required.
7. The hob surface is cracked and will require to be repaired in accordance with the manufacturer's instructions or replaced.
8. The sink has a missing stopper which will require to be replaced.
9. Signs of leak visible at ceiling and walls and at right hand window head. Flaking paint and mould also visible. Investigate cause of leak, repair and repaint where affected.

Bathroom

10. Paint unfinished area of wall above wash hand basin and left-hand side of mirror.

External Fabric

11. Fit missing collar to boiler flue on rear elevation.
12. Clear vegetation from rainwater gutters on rear elevation.

- Scottish Fire and Rescue inspected this property on 20 February 2024 and have no objection to a licence being granted.
- Due to a backlog of inspections and a shortage of resources within PSSU this property was inspected very late. This application was received on 11 May 2023 therefore the last scheduled Committee for it to be determined at is 25 April 2024.



GABRIELLE HAYES
PRIVATE SECTOR SERVICES MANAGER

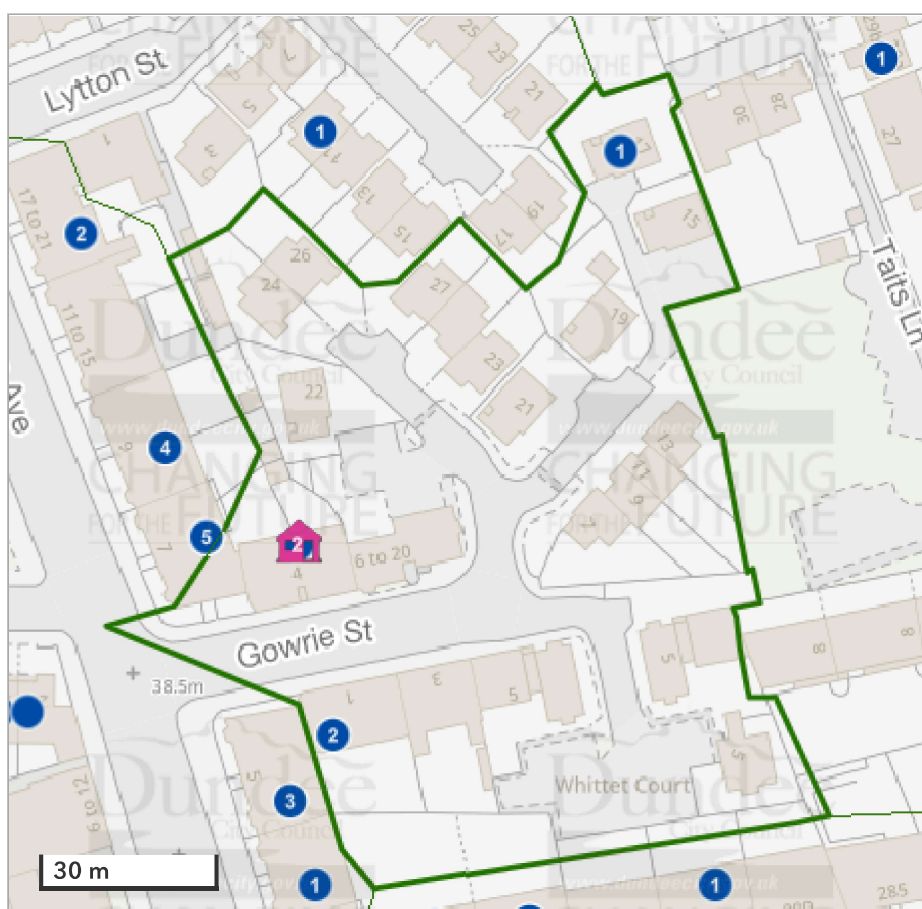
3/2, 4 Gowrie Street, DUNDEE, DD2 1ES (UPRN:009059048262)

This property lies within the 60QJ001108 output area. The maximum HMO licenses for this area is 8(rounded down to nearest whole number).

There are 5 legally operating qualifying HMO licenses. That is **8%** of the residential properties in this area

There is 1 pending qualifying HMO license, so in total there are 6 qualifying HMO licenses (operating+pending)

There are 3 HMO licenses available in this area.



Property Address



Legally Op & Qualifying

Status



Legally Operating and Qualifying

City Centre



Census Output Areas 2001



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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 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 object to an application may wish to seek independent professional advice before proceeding with an application/objection.

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To	SENIOR ELECTORAL SERVICES & LICENSING OFFICER, SUPPORT SERVICES	
From	Gabrielle Hayes – Ext. 6842	
Our Ref	GH HMO/3128	
Your Ref		
Date	10 April 2024	
Subject	Housing (Scotland) Act 2006 - Part 5 12 Morgan Place (1/2) – Erez Holding Ltd 25 April 2024 Licensing Committee	(3 persons)

In respect of the above application, I would make the following observations in regard to a licence being issued for a house in multiple occupation to the period 30 September 2026:

- The following items identified following an inspection by PSSU on 19 February 2024 remain outstanding:

Bedrooms

1. Bedroom 3 - The requirement to provide 6 accessible sockets on at least two walls has not been met.
2. Bedroom 3 – Provide an amended plan showing a compliant layout in accordance with the above item.

Bathroom

3. MDF bulkhead at right hand side of W.C. requires to be painted.

Living Room / Kitchen

4. Re-fix rose at pendant (bare wires visible).
5. Re-adhere loose woodchip on ceiling and redecorate.

External

6. Identify function of UPVC pipe visible at rear elevation at left-hand side of bedroom 3 window. If this is required for ventilation purposes it should be made wind and watertight and finished with a suitable grille. If not required, the core should be infilled and made watertight to stop the ingress of water.
7. Fit a duct and suitable weathertight grille to kitchen extract fan on the external wall.

Documentation

8. The current Portable Appliance Test certificate expires on 25 April 2024 and the new certificate should be provided when available.
- Scottish Fire and Rescue inspected this property on 19 February 2024 and have no objection to a licence being granted.

- Due to a backlog of inspections and a shortage of resources within PSSU this property was inspected very late. This application was received on 11 May 2023 therefore the last scheduled Committee for it to be determined at is 25 April 2024.



GABRIELLE HAYES
PRIVATE SECTOR SERVICES MANAGER

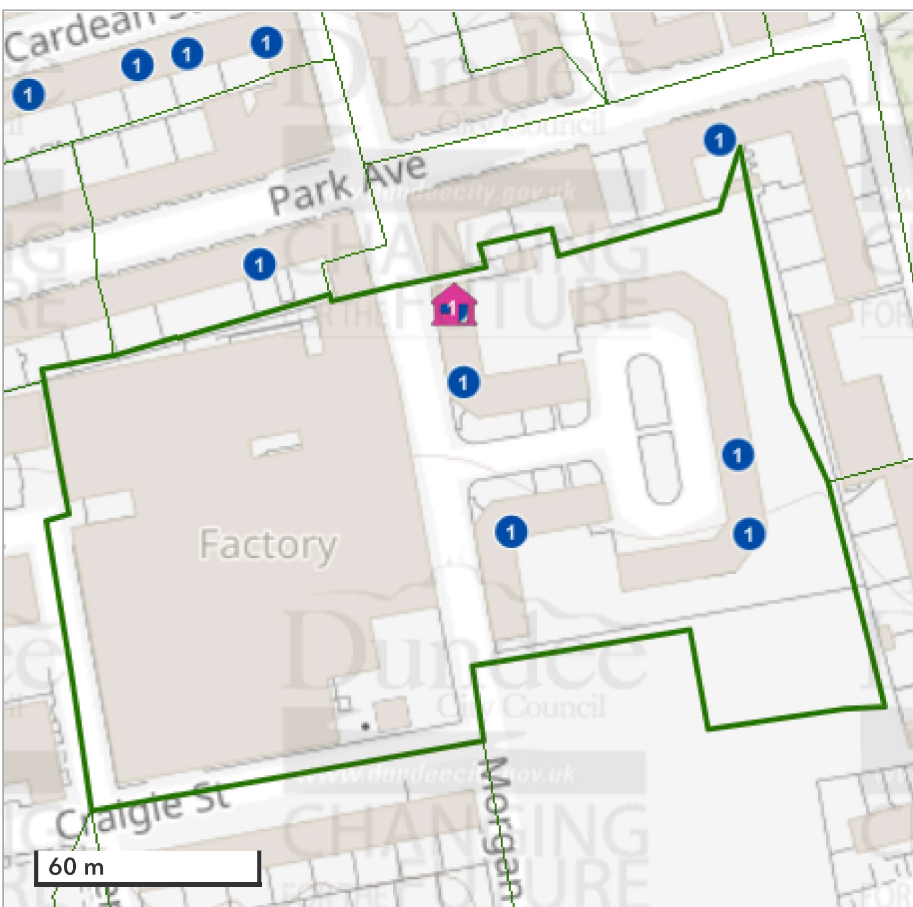
1/2, 12 Morgan Place, DUNDEE, DD4 6NA (UPRN:009059038170)

This property lies within the 60QJ000562 output area. The maximum HMO licenses for this area is 9(rounded down to nearest whole number).

There are 5 legally operating qualifying HMO licenses. That is **7%** of the residential properties in this area

There are 2 pending qualifying HMO licenses, so in total there are 7 qualifying HMO licenses (operating+pending)

There are 4 HMO licenses available in this area.



Property Address



Legally Op & Qualifying

Status

- Legally Operating and Qualifying

City Centre



Census Output Areas 2001



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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 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 object to an application may wish to seek independent professional advice before proceeding with an application/objection.

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Memorandum

To	SENIOR ELECTORAL SERVICES & LICENSING OFFICER, SUPPORT SERVICES	
From	Gabrielle Hayes – Ext. 6842	
Our Ref	GH HMO/3130	
Your Ref		
Date	10 April 2024	
Subject	Housing (Scotland) Act 2006 - Part 5 40 Union Street (1/2) – Mrs Joyce Adams & Mr Ryan Johnston 25 April 2024 Licensing Committee	(3 persons)

In respect of the above application, I would make the following observations in regard to a licence being issued for a house in multiple occupation to the period 30 September 2026:

- The following items identified following an inspection by PSSU on 22 February 2024 remain outstanding:

Bedrooms

- Bedroom 1 - The requirement to provide 6 accessible sockets on at least two walls has not been met.
- Bedroom 1 – Remove rotten external cill and repair and repaint.
- Bedroom 2 - The requirement to provide 6 accessible sockets on at least two walls has not been met.
- Bedroom 2 – Sand down and repaint external cill.
- Bedroom 3 - The requirement to provide 6 accessible sockets on at least two walls has not been met.
- Bedroom 3 – sand down and repaint external cill.

Living Room / Kitchen

- Requirement for cubic capacity of 3.2 feet/0.091 metres at freezer has not been met.
- Clean oven and door.

Shower Room

- Mould visible at ceiling. Remove and redecorate.
- Mould at shower. Remove and re-silicone if required.
- Tighten toilet seat.

General

- Overhaul all windows to ensure their full working use.

- Scottish Fire and Rescue inspected this property on 22 February 2024 and have no objection to a licence being granted.

- Due to a backlog of inspections and a shortage of resources within PSSU this property was inspected very late. This application was received on 17 May 2023 therefore the last scheduled Committee for it to be determined at is 25 April 2024.



GABRIELLE HAYES
PRIVATE SECTOR SERVICES MANAGER

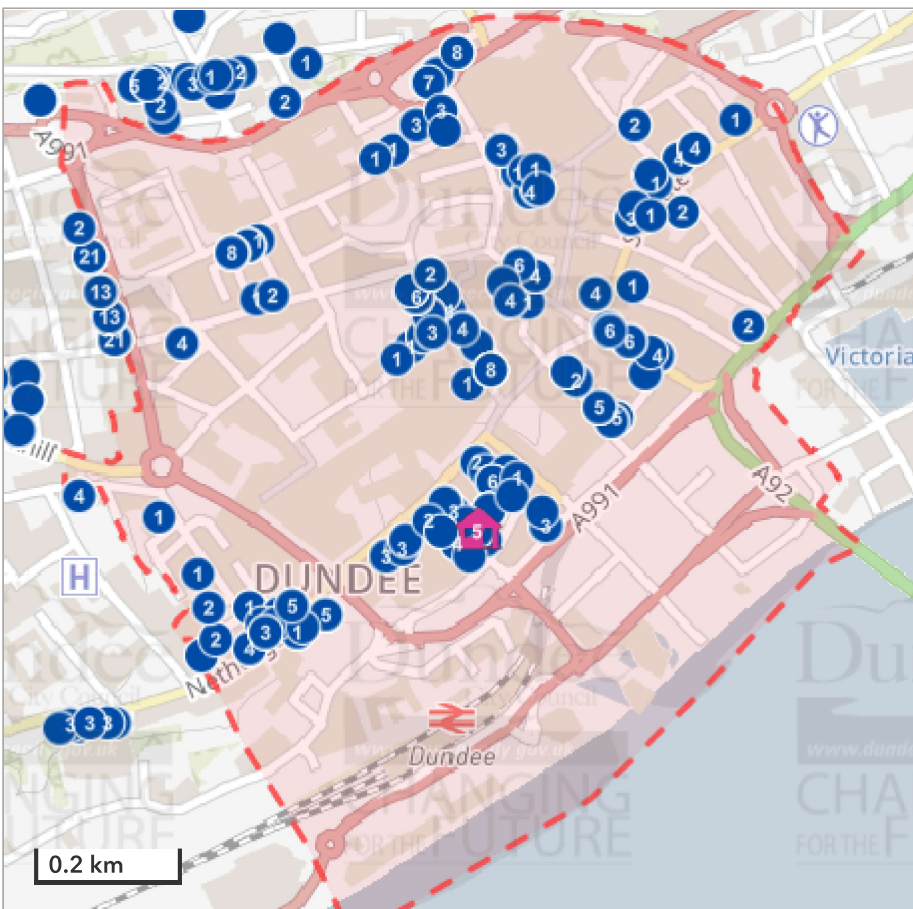
1/2, 40 Union Street, DUNDEE, DD1 4BE (UPRN:009059075967)

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

There are 315 legally operating qualifying HMO licenses. That is **18%** of the residential properties in this area

There are 15 pending qualifying HMO licenses, so in total there are 330 qualifying HMO licenses (operating+pending)

There are 0 HMO licenses available in this area.



Property Address



Legally Op & Qualifying

Status

- Legally Operating and Qualifying

City Centre



Census Output Areas 2001



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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 Occupancy (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 object to an application may wish to seek independent professional advice before proceeding with an application/objection.

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Memorandum

To	SENIOR ELECTORAL SERVICES & LICENSING OFFICER, SUPPORT SERVICES	
From	Gabrielle Hayes – Ext. 6842	
Our Ref	GH HMO/3131	
Your Ref		
Date	10 April 2024	
Subject	Housing (Scotland) Act 2006 - Part 5 19 Friary Gardens – JDM Scotland Ltd Limited 25 April 2024 Licensing Committee	(5 persons)

In respect of the above application, I would make the following observations in regard to a licence being issued for a house in multiple occupation to the period 30 September 2026:

- The following items identified following an inspection by PSSU on 22 February 2024 remain outstanding:

Bedrooms

- Bedroom 2 – Ensure provision of 6 accessible sockets on at least two walls.
- Bedroom 3 – Clean grout at shower area of en-suite.
- Bedroom 4 – Ensure provision of 6 accessible sockets on at least two walls.
- Bedroom 4 – Re-fix seal at double glazing unit at lower pane.
- Bedroom 4 – Mould at ceiling. Investigate leak, repair and re-decorate.

Kitchen

- Replace hob dial transfers.
- Ensure plug and chain affixed at sink.
- Red disc required at hot tap.
- Repair/replace faded worktop at left hand side of sink.

First Floor Bathroom

- Tighten look hot tap at bath.

Third Floor Bathroom

- Remove mould at silicone seal in shower area.
- Repair faulty flush system at W.C.

Living Room

- Leak visible at ceiling. Investigate, repair and redecorate.

External

- Re-secure loose manhole cover and frame at front door.

Documentation

- Provide current Electrical Installation Condition Report.
- Provide current Portable Appliance Test certificate (expired 4 April 2024).
- Provide current Building Insurance certification.
- Provide current Public Liability Insurance certification.

- Scottish Fire and Rescue inspected this property on 22 February 2024 and have no objection to a licence being granted.
- Due to a backlog of inspections and a shortage of resources within PSSU this property was inspected very late. This application was received on 22 May 2023 therefore the last scheduled Committee for it to be determined at is 25 April 2024.



GABRIELLE HAYES
PRIVATE SECTOR SERVICES MANAGER

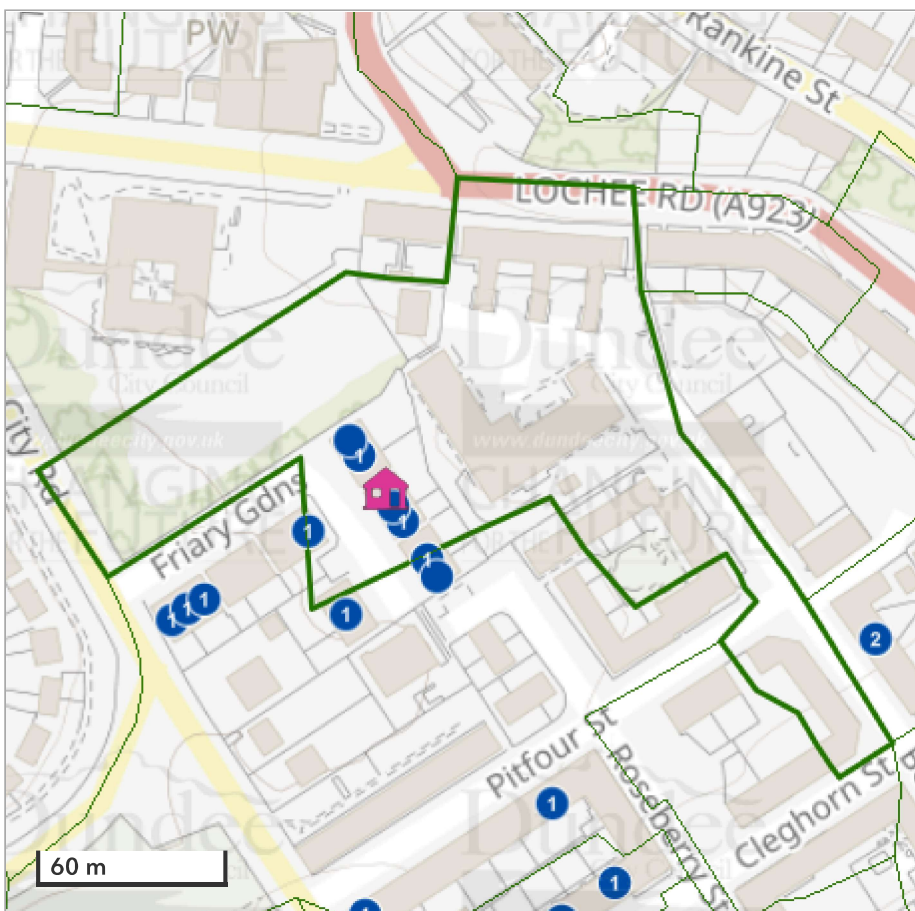
19 Friary Gardens, DUNDEE, DD2 2PA (UPRN:009059095220)

This property lies within the 60QJ001264 output area. The maximum HMO licenses for this area is 7(rounded down to nearest whole number).

There are 5 legally operating qualifying HMO licenses. That is **8%** of the residential properties in this area

There is 1 pending qualifying HMO license, so in total there are 6 qualifying HMO licenses (operating+pending)

There are 2 HMO licenses available in this area.



Property Address



Legally Op & Qualifying

Status

- Legally Operating and Qualifying

City Centre



Census Output Areas 2001



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CHANGING FOR THE FUTURE

Memorandum

O;I;

To	SENIOR ELECTORAL SERVICES & LICENSING OFFICER, SUPPORT SERVICES
From	Gabrielle Hayes – Ext. 6832
Our Ref	GH STL/ DD00026N
Your Ref	
Date	17 January 2024
Subject	Civic Government (Scotland) Act 1982 - (Licensing Of Short-term Lets) Order 2022 36D Castle Street, Dundee – Mr James Thornton & Ms Stacey Brown (3 persons) SECONDARY LETTING 1 February 2024 Licensing Committee

In respect of the above application, I would make the following observation in regard to a licence being issued for a Short-term Let to the period 31 January 2027:

- The following items, identified during an inspection on 12 September 2023 remain outstanding:
 - Bedrooms**
 1. Bedroom 1 – Ensure window is fully operational (window not opening on tilt and difficult to close on turn).
 2. Bedroom 1 – Re-secure window seals on left and right of window.
 3. Bedroom 2 – Ensure door is closing on the stops and held by the latch.
 - Livingroom**
 4. Ensure right hand window is fully operational (coming away from the hinge when on turn).
- This application was received on 22 May 2023 and therefore the last scheduled Committee for this to be determined at is 1 February 2024.

GABRIELLE HAYES
PRIVATE SECTOR SERVICES MANAGER

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Memorandum

O;I;

To **SENIOR ELECTORAL SERVICES & LICENSING OFFICER, SUPPORT SERVICES**

From Gabrielle Hayes – Ext. 6832

Our Ref GH STL/ DD00027N

Your Ref

Date 20 December 2023

Subject **Civic Government (Scotland) Act 1982 - (Licensing Of Short-term Lets) Order 2022**
5 Eastwell Gardens, Dundee – Mr Benny Anto & Mrs Santhy Anto (7 persons)
SECONDARY LETTING
11 January 2024 Licensing Committee

In respect of the above application, I would make the following observation in regard to a licence being issued for a Short-term Let to the period 31 January 2026 subject to the following:

- The following items, identified during an inspection on 23 August 2023 remain outstanding:

Bedrooms

1. Bedroom 1 – Clean window and frame.
2. Bedroom 1 – Remove old lock and make good door.
3. Bedroom 1 – Clean or replace carpet.
4. Bedroom 1 – Ease door to ensure it can be closed on the stop (catching on carpet).
5. Bedroom 2 – Room does not meet the required floor area of 16.5m² for a triple room (is 12.36m²) and is therefore not accepted for an occupancy of 3 persons. Bedroom accepted for a maximum occupancy of 2 persons.
6. Bedroom 2 – adjust left hand window to ensure it is fully operational, currently catching when opening and also not on catch when on the tilt.
7. Bedroom 2 – Adjust door to ensure it closes and holds on the latch.
8. Bedroom 2 – Repair hole in door or replace.

Bathroom

9. Light not suitable IP rating for location. Ensure light fitting is replaced with appropriate IP rated fitting.
10. Adjust door to ensure it closes and holds on the latch.
11. Re-fix door stop.
12. Ensure there is a single, fully operational shower unit at bath. Remove redundant shower fittings and make good tiles.

Hall & Landing

13. Ensure the hall and landing are sufficiently lit for occupants to find their way out if the property in an emergency. This could be achieved by these areas having one or more (as appropriate) automatic pug-in night lights of the type which continue to operate if the mains electricity fails. Where additional lighting is provided, a system should be established to ensure the plug-in light(s) or other lighting is present and in working order at the commencement of each let.

Health & Safety

14. Ensure the fire detection within the property meets the Tolerable Standard. Currently there is not heat detector in the kitchen and the remaining smoke detectors where not interlinked when tested.

General

15. Property in poor decorative condition. Ensure property is fully decorated.

Kitchen

16. Clean window and frame.
17. Provide thumb-turn lock on back door.
18. Fix base unit door.
19. Replace missing drawer front.
20. Provide interlinked heat detector.

External

21. Clear rubbish and weeds from side path.
22. Clear all weeds from paved area to rear, drying area and garden (to the side of house).

Documentation

23. A Portable Appliance Test certificate or delivery note, if items are new, requires to be submitted for all items provided for an STL.
 24. Ensure all circuits are protected by an RCD, currently the bathroom circuit has no protection.
- The maximum occupancy being sought for this property is 7 persons. As per Item 5 above, PSSU would not support this but would support a maximum occupancy level of 6 persons.
 - This property is currently occupied by a private tenant under a Private Residential Tenancy.
 - This application was received on 24 May 2023 and therefore the last scheduled Committee for this to be determined at is 1 February 2024.



GABRIELLE HAYES
PRIVATE SECTOR SERVICES MANAGER