

City Chambers
DUNDEE
DD1 3BY

3rd December, 2024

Dear Colleague

I refer to the agenda of business issued in relation to the meeting of the **LICENSING COMMITTEE** to be held remotely on Thursday 5th December, 2024 and now enclose the undernoted documentation which was not received at time of issue.

Yours faithfully

GREGORY COLGAN

Chief Executive

3. CIVIC GOVERNMENT (SCOTLAND) ACT 1982

(c) PRIVATE HIRE DRIVER – NEW APPLICATION

No	Name	Address
1	Muhammad A Mushtaq	14 Balmossie Avenue

A submission from the applicant is enclosed. **(Appendix 1). - Page 1**

(g) TAXI OPERATOR – REQUEST FOR EXTENSIONS OF TIME TO PLACE VEHICLE ON SERVICE

3	Shaun Cashley	94 Findhorn Place
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A submission from the applicant is enclosed. **(Appendix 2). - Page 3**

(f) TAXI OPERATOR – CORPORATE PLATE – NEW APPLICATIONS

No	Name	Address
1	Tecabs Ltd	85G Beach Crescent

A submission from the applicant is enclosed. **(Appendix 3). - Page 5**

(h) SECOND HAND DEALER – REQUEST FOR VARIATION

No	Name	Address
1	Harvey & Thompson	116 Seagate

A submission from the agent for applicant is enclosed. **(Appendix 4). - Page 7**

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

7. CIVIC GOVERNMENT (SCOTLAND) ACT 1982



APPENDIX ...1...

TAXI BADGE PERSONAL STATEMENT

From Muhammad Asif Mushtaq <[redacted]>
Date Thu 28/11/2024 23:42
To licensing.board <licensing.board@dundeecity.gov.uk>

Good evening,

I am afraid I will not be able to attend personally or through the teams due to my personal circumstances. As I discussed previously, I am feeling very hesitant to take Street knowledge test. Is there any other option to obtain the Taxi badge without taking street knowledge test? It's not possible for me to remember all of the street names of Dundee. I am very keen to have this self employment opportunity. I am holding full UK driving license for more than 15 years and I never have had any offence or points on my license. I am very sensible driver and I have good knowledge of driving regulations. I am very careful about the safety of other road users. Secondly, I have been living locally for over 10 years and I know the local areas, but to remember all the names of local streets is not possible for me. I understand I didn't submit my Taxi medical form, HMRC letter, name of the operator and copy of my SVQ certificate. As I have to pay for some of them, I am reluctant to pay for them prior to street knowledge test, in case I lose my money. I have already paid £175 to Dundee city council as I was not aware this test is going to be this hard and I have to remember all the street names for this test and there is no preparation material/mock test available. I already had a discussion with one of the Licensing standards officer, where I have been told there is no preparation material available at this stage. I will be very thankful to all the board members if I can get exemption from street knowledge test. This will give me the opportunity to move forward with my application and avail this opportunity.

Thanks,

Kind Regards,

Muhammad Asif Mushtaq

[redacted]
[redacted]

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APPENDIX ...2...

Re: Licensing Committee 5th December 2024

From Shaun Cashley <[redacted]>
Date Thu 28/11/2024 13:26
To Shaun Cashley <[redacted]>
Cc licensing.board <licensing.board@dundeecity.gov.uk>

Hello Audrey I have a test booked on 21st Jan 2025 at 10.30 am for license 618 lam going be putting the dacia Logan on until the Mercedes Vito is ready as no word on when the part will arrive from dealer if you can forward this to committee please thanks Shaun Cashley
Sent from my iPhone

On 27 Nov 2024, at 15:25, Shaun Cashley <[redacted]> wrote:

I'll try get test booked today or 1st thing tomorrow and send you a email with everything in it if that's ok so at least the committee has all the information they need
Shaun
Sent from my iPhone

On 27 Nov 2024, at 13:16, licensing.board <licensing.board@dundeecity.gov.uk> wrote:

Hi Shaun

Do you wish this email to be used as written submission?

Kind Regards
Audrey

Licensing Department,
Dundee City Council, 21 City Square, Dundee DD1 3BY
Email : licensing.board@dundeecity.gov.uk
Tel : 01382 434444

From: Shaun Cashley <[redacted]>
Sent: 27 November 2024 09:50
To: licensing.board <licensing.board@dundeecity.gov.uk>
Subject: Re: Licensing Committee 5th December 2024

Hello Audrey I am still in south Africa at moment I get back on the 3rd December at moment not had any update on part for the Mercedes Vito and looks like I will put the Dacia Logan on 618 until get the Mercedes Vito back on the road I'll get a test booked in for that asap and let you know what date etc if that's ok thanks Shaun Cashley
Sent from my iPhone

On 27 Nov 2024, at 11:40, licensing.board <licensing.board@dundeecity.gov.uk> wrote:

Good morning

I wrote to you recently regarding the above meeting and have not had a response. Can you advise whether you are attending the meeting via Teams or written submission. Written submissions are required by Friday 29th November 2024. If you are joining via Teams please provide an email address and mobile number so a link can be sent to join the meeting.

Kind Regards
Audrey

Licensing Department,
Dundee City Council, 21 City Square, Dundee DD1 3BY
Email : licensing.board@dundeecity.gov.uk
Tel : 01382 434444

 [Dundee Recycling App](#)

 [Dundee Recycling App](#)

APPENDIX ...3...

Dundee Licensing Committee
Dundee City Council
21 City Square
Dundee
DD1 3BY

Dear Sir/Madam

Submission statement for grant of Operators Licence – OP92

We won't be able to attend the licensing committee hearing on the 5th of December 2024 but are happy for you to proceed with the application.

Jim Barclay has had two strokes this year and has Motability issues. Jim states he is happy to have the plate transferred into corporate status and can be contacted on 07449801818 to verify his position.

We also have an electric car, Nissan leaf FY22 SFJ, in place already as plate 92 which was tested in September and is currently operating as a taxi today.

If you require any further information, please don't hesitate to get in touch.

Yours Faithfully,

Anthony McNally (Director)

Jim Barclay (Director)

Keith McNally (Director)

TeeCabs Ltd (SC825281)

85G beach Crescent

Dundee

DD5 2BG

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APPENDIX ...4...

HTG0001.0001 - variation application re premises at 116 Seagate, Dundee, DD1 2ET - Harvey and Thompson Ltd [IMAN-MATTERS.FID3845907]

From Joanna Millar <Joanna.Millar@andersonstrathern.co.uk>

Date Tue 22/10/2024 10:53

To licensing.board <licensing.board@dundeecity.gov.uk>

1 attachment (16 KB)

License Fee For Store Reimbursement.pdf;

Dear Sirs,

In respect of the application lodged for the above premises, I am forwarding written submissions and a further proof of payment of the lodging fee. I understand as long as there are no objections then the variation will be granted with no hearing necessary. I also understand there is no need for a notice to be displayed for a variation, however, if a notice is needed could you confirm by return and confirm if you issue that as there was no notice available online for Dundee Council.

In terms of the written submissions, I can confirm I am submitting the following information provided by the applicant. If, however, there are objections or adverse comments then I am seeking that the applicant be given the opportunity to address those further comments either in writing or at a hearing.

Could you also confirm if you have circulated the application to the statutory consultees and of you have responses.

Many thanks,

Joanna

WRITTEN SUBMISSIONS RE APPLICATION FOR VARIATION:

Harvey and Thompson Ltd ('H&T') has 280 stores across the UK. It is the UK's largest pawnbroker and the UK's sixth largest jewellery retailer. The company is regulated by the Financial Conduct Authority and fully adheres to the requirements set by the regulator in relation to Consumer Duty as well of course complying with the Consumer Credit Act (which regulates the pawnbroking element of the business). H&T moved into the current Dundee store on 7th July 1997 with a lease in place which is for 35 years and expires in 2032.

H&T acquired the business from the Allens who had previously run the premises as a pawnbroker and understand that the site has housed a pawnbroker for at least 35 years. H&T mainly lend money on jewellery (gold and diamonds); however, in Scotland we also lend on brokery, including but not limited to guitars, tv's, stereos, amps and similar. The store has a very large rear storeroom where any such brokery is kept. H&T refitted the premises in 2009 at a cost of circa £100,000. All staff employed are local and the company supports Fareshare and has just celebrated having funded 1 million meals. Donations are provided by both the company and staff through both payroll giving and action days.

This application is to amend conditions which do not sit with the company's operation and should not be contentious. If further information is required please do not hesitate to contact Joanna Millar.

Joanna Millar

Director

Anderson Strathern**DD** 0141 242 7991**M** 07880268552**W** andersonstrathern.co.uk

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City Chambers
DUNDEE
DD1 3BY

27th November, 2024

Dear Colleague

The undernoted members are requested to attend a MEETING of the **LICENSING COMMITTEE** to be held remotely on Thursday, 5th December, 2024 at 10.00 am.

Members of the Press or Public wishing to join the meeting should contact Committee Services on telephone (01382) 434205 or by email at committee.services@dundee.gov.uk by no later than 5.00pm on Tuesday, 3rd December, 2024.

Please submit any apologies for absence to Veronica Thomson, Committee Services Officer, on telephone 01382 434205 or email veronica.thomson@dundee.gov.uk.

Yours faithfully

GREGORY COLGAN

Chief Executive

Depute Lord Provost Kevin CORDELL

Bailie Christina ROBERTS

COUNCILLORS

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.

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 – MINUTE OF MEETINGS

The minute of meetings of the Licensing Sub-Committee held on 16th September, 2024, 26th September, 2024, 4th November, 2024 and 19th November, 2024 are attached for noting (**Appendices 1, 2, 3 and 4**). - **Pages 1, 3, 7 and 9**

3. CIVIC GOVERNMENT (SCOTLAND) ACT 1982

(a) NEW APPLICATIONS GRANTED UNDER DELEGATED POWERS

LATE HOURS CATERING - NEW APPLICATIONS

No	Name	Address
1	Zorba Special Kebab Ltd	Zorba Kebab, 32 Seagate
2	Anwar Peshtuwan	Corfu Kebab, 72 North Lindsay Street

MARKET OPERATOR - NEW APPLICATION

No	Name	Address
1	Joanne MacFadyen	V&A

PUBLIC ENTERTAINMENT – NEW APPLICATIONS - TEMPORARY

No	Name	Location	Date of Event
1	Henry Horne	High Street/Dragon Area	08/11 – 31/12/24
2	Broughty Ferry Traders Ass	Broughty Ferry	21.11.2024
3	Westfest	Perth Road & Miller's Wynd Car Park	28.11.2024
4	NL Productions Ltd	City Square & High Street	21/11 – 05/01/25
5	Lochee Residents and Tenants Ass	Lochee High St & Community Library	27.11.2024

PUBLIC ENTERTAINMENT – NEW APPLICATIONS - FULL

No	Name	Location
1	Top Nail and Spa Limited	Top Nails and Spa, 55 Gray Street, B/Ferry
2	J & J Classics Hairdressers	Unit V, Wellgate Shopping Centre
3	Blend (Dock St) Ltd	Dock Street Studios, 9 Dock Street

SECOND HAND DEALER - NEW APPLICATION

No	Name	Address of Premises
1	NZ Electronics Ltd	CK Electronics, 67 High Street

SKIN PIERCING & TATTOOIST - NEW APPLICATION

No	Name	Address of Premises
1	Ernestyna Lazowska	Acu-Rate Acupuncture, 21B Bank Street

TAXI DRIVER - NEW APPLICATIONS

No	Name	Address
1.	Martin Mitov	7B Fullarton Street
2.	Lazgin R Nassir	G/1, 3 Saggar Street
3.	Gary Johnstone	1/1, 14 Ballantrae Road

(b) TAXI TESTING CENTRE – PROPOSED INCREASE IN TAXI AND PRIVATE HIRE TESTING FEES

The undernoted increases in the fees for various services carried out at the Taxi Test Centre are submitted for approval after the increase in the Taxi Fares which came into effect on 1st December, 2024. Increase was 12.72% and the testing fees are due to increase the same.

	Current Prices	New Prices
Full Test	£68	£77
Full Electric Vehicle Test	£55	£62
Full Test Non Attendance	£32	£36
Full Test Cancellation (24hrs)	£32	£36
Taxi Re-Test (Non-Paintwork)	£50	£56
Taxi Re-Test Non Attendance	£10	£11
Taxi Re-Test Paintwork only	£21	£24
Taxi Re-Test (3 Free re-test items only)	Free	Free
Pre-Test (Replacement Vehicles only)	£48	£54
Pre-Test Non-Attendance	£23	£26
Meter Test	£32	£36
Taxi Plate/Special Event Disc	£19	£21
Duplicate Certificate	£10	£11
M.O.T (Taxi Testing)	£10	£11
M.O.T Test	£54.85	£61.83
Duplicate M.O.T Certificate	£11	£12
Full Test No MOT	£87 (£74 Electric)	£98 (£83 Electric)
Special Events Full Test	£87 (£74 Electric)	£98 ((£83 Electric)
Plate and Certificate	£29	£33

Dundee City Council corporate fleet department presently test all the city's licensed taxis to ensure all vehicles are being maintained to high standard of roadworthiness and fit to be for a use as a taxi, private hire car, special events or airport transfer vehicle.

(c) PRIVATE HIRE DRIVER – NEW APPLICATION

No	Name	Address
1	Muhammad A Mushtaq	14 Balmossie Avenue

The above applicant has failed to pass the street knowledge test, name an operator, submit his UTRN, provide a medical and provide an SVQ Certificate within the prescribed time. There are no objections.

(d) STREET TRADER - NEW APPLICATION

No	Name	Address
1	Joshua McConville	25 Sutherland Place

The above applicant has failed to provide his UTRN, a copy of his PLI and a photograph for his badge within the prescribed time There are no objections.

(e) TAXI DRIVER – NEW APPLICATION

No	Name	Address
1	Gavin Reilly	81 Ballindean Terrace

The above applicant has failed to pass the street knowledge test, name an operator and submit his UTRN within the prescribed time. There are no objections.

(f) TAXI OPERATOR – CORPORATE PLATE – NEW APPLICATIONS

No	Name	Address
1	Tecabs Ltd	85G Beach Crescent

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 Anthony McNally OP92. Directors of Tee Cabs Ltd are Anthony McNally, James Barclay and Keith McNally. There are no objections.

2	SS Taxis Ltd	51 Ashbank 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 Lloyd Scott OP762. Director of SS Taxis Ltd is Lloyd Scott. The applicant is still to submit his UTRN. There are no objections.

(g) TAXI OPERATOR – REQUEST FOR EXTENSIONS OF TIME TO PLACE VEHICLE ON SERVICE

No	Name	Address
1	City Centre Cabs Ltd	Charles Bowman Avenue

The Licensing Committee at its meeting on 7th November agreed to grant a 28 day extension to allow a vehicle to be placed on service. Plate OP697 was due to be tested by the 28th January, 2024. A copy of the e mail is attached **(Appendix 5)**. - Page 11

2 David Hunter 2 Sandy Loan

The Licensing Committee at its meeting on 7th November agreed to grant a 28 day extension to allow a vehicle to be placed on service. Plate OP1686 was due to be tested by the 27th March, 2024. A copy of the e mail is attached **(Appendix 6). - Page 13**

3 Shaun Cashley 94 Findhorn Place

The Licensing Committee at its meeting on 7th November agreed to defer the above request to allow evidence to be provided regarding the issue with the car and also to advise the position with putting a car back on service. Plate OP618 was due to be tested by the 6th August 2024. A copy of the e-mail is attached **(Appendix 7). - Page 15**

4 Touseef Ahmed 1/L, 8 Morgan Place

The Licensing Committee at its meeting on 7th November agreed to defer the above request to allow evidence to be provided regarding the issue with the car and also to advise the position with putting a car back on service. Plate OP769E was due to be tested by the 12th July, 2024. A copy of the e-mail is attached **(Appendix 8). - Page 17**

5 Khalid Mahoom 53 Strachan Avenue

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

(h) SECOND HAND DEALER – REQUEST FOR VARIATION

No	Name	Address
1	Harvey & Thompson	116 Seagate

A request has been received to remove conditions 1 & 3. Comments have been received from Civic LSO's – copy attached **(Appendix 9)** and also the Alcohol LSO – copy attached **(Appendix 10)**. A letter of objection has also been received from Police Scotland – copy attached **(Appendix 11)**. - **Pages 19, 21 and 23**

4. HOUSING (SCOTLAND) ACT 2006

(a) HOUSES IN MULTIPLE OCCUPATION - DELGATED

The undernoted applications have been received:-

No	Name	Person Responsible	Address
1	Claire Nicol	Easylets	1 Milnbank Gardens
2	Jamber Ltd	Rockford Properties Ltd	1/1, 10 Garland Place
3	Jamber Ltd	Rockford Properties Ltd	G/2, 10 Garland Place
4	Jamber Ltd	Rockford Properties Ltd	B/2, 10 Garland Place
5	Jamber Ltd	Rockford Properties Ltd	1/1, 11 Morgan Place
6	Jamber Ltd	Rockford Properties Ltd	1D Raglan Street
7	Jamber Ltd	Rockford Properties Ltd	3/0, 62 Peddie Street
8	Jamber Ltd	Rockford Properties Ltd	250J Blackness Road

(b) HOUSES IN MULTIPLE OCCUPATION – NEW APPLICATIONS

No	Name	Person Responsible	Address
1	Fiona Robb	Fiona Robb	2/0 18 City Road

A memo from PSSU has been received – (**Appendix 12**). - **Page 25**

2	Dundee City Council	Dundee City Council Children & Families	7 Fairbairn Street
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No observations to be made.

(c) HOUSES IN MULTIPLE OCCUPATION - UPDATES

No	Name	Person Responsible	Address
1	Vecosi Property Limited	Easylets	14B Thomson Street

The Licensing Committee at its meetings held on the 11th January, 2024 and 8th August, 2024 agreed to grant the application and bring back for an update to allow all works to be carried out. The original letter from PSSU is attached (**Appendix 13**). - **Page 27**

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

(a) SHORT TERM LETS – DELEGATED – NEW APPLICATION

The undernoted applications have been received: -

No	Name	Person Responsible	Address
1	Binrock Estates Ltd	Clark Anderson Properties Ltd	115 Fisher Street

(b) SHORT TERM LETS - UPDATE

No	Name	Person Responsible	Address
1	Farah Solaiman	Farah Solaiman	239 Arbroath Road

The Licensing Committee at its meeting on 13th June agreed to grant the application but to bring back for an update. The original letter of objection is attached (**Appendix 14**). - **Page 29**

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 APPLICATION

7. CIVIC GOVERNMENT (SCOTLAND) ACT 1982

(a) SKIN PIERCING & TATTOOING LICENCE – RENEWAL

(b) TAXI DRIVER'S LICENCE – SUSPENSION HEARINGS

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

(d) TAXI OPERATOR'S – REQUEST FOR VARIATION

(e) TAXI DRIVER – REQUEST FOR SUSPENSION

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

(a) SHORT TERM LETS – DELEGATED – REQUEST FOR HEARINGS

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APPENDIX 1

At a MEETING of the **LICENSING SUB-COMMITTEE** held remotely on 16th September, 2024.

Present:-

Councillor Stewart HUNTER
Councillor Roisin SMITH
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 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 DRIVER'S LICENCE – REQUESTS FOR IMMEDIATE SUSPENSION**

- (i) There was submitted a letter of information from the Chief Constable relative to the alleged conduct of J R during the currency of his 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 J R be suspended with immediate effect and that a suspension hearing be held in due course in relation to the fitness of J R to be the holder of a Taxi Driver's Licence.

- (ii) There was submitted a letter of information from the Chief Constable relative to the alleged conduct of N I during the currency of his 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 N I be suspended with immediate effect and that a suspension hearing be held in due course in relation to the fitness of N I to be the holder of a Taxi Driver's Licence.

Stewart HUNTER, Convener.

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APPENDIX 2

At a MEETING of the **LICENSING SUB-COMMITTEE** held at Dundee on 26th September, 2024.

Present:-

Councillor Stewart HUNTER
Councillor Roisin SMITH
Councillor Wendy SCULLIN

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 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) STREET TRADERS LICENCE – SUSPENSION HEARING

No	Name
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1	W J
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Reference was made to Article IV(h) of the minute of the meeting of the Licensing Committee held on 5th September, 2024 wherein it was agreed to hold a suspension hearing in relation to the alleged conduct of W J during the currency of their Street Trader's Licence.

The Sub-Committee noted that W J was not present and agreed to adjourn consideration of this Item to the meeting of this Sub-Committee to be held on 9th January, 2025 to allow W J to be in attendance and to seek legal representation.

(a) TAXI DRIVER - SUSPENSION HEARINGS

No	Name
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1	I B
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Reference was made to Article V(d)1 of the minute of the meeting of the Licensing Committee held on 23rd May, 2024 wherein it was agreed to hold a suspension hearing in relation to the alleged conduct of I B during the currency of their Taxi Driver's Licence.

The Sub-Committee noted that I B was not present and agreed to adjourn consideration of this item to the meeting of this Sub-Committee to be held on 9th January, 2025 to await the outcome of court proceedings.

2	D L
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Reference was made to Article V(d)2 of the minute of the meeting of the Licensing Committee held on 23rd May, 2024 wherein it was agreed to hold a suspension hearing in relation to the alleged conduct of D L during the currency of their Taxi Driver's Licence.

The Sub-Committee noted that D L was not present and agreed to adjourn consideration of this item to the meeting of this Sub-Committee to be held on 9th January, 2025 to await the outcome of court proceedings.

3 G P

Reference was made to Article II(a) of the minute of the meeting of the Licensing Committee held on 11th January, 2024 and Article II(b) of the minute of meeting of the Licensing Committee of 28th March, 2024 wherein it was agreed to hold a suspension hearing in relation to the alleged conduct of G P during the currency of their Taxi Driver's Licence.

The Sub-Committee noted that G P was not present and agreed to adjourn consideration of this item to the meeting of this Sub-Committee to be held on 9th January, 2025 to await the outcome of court proceedings.

4 S P

Reference was made to Article VI(h) of the minute of the meeting of the Licensing Committee held on 25th April, 2024 wherein it was agreed to hold a suspension hearing in relation to the alleged conduct of S P during the currency of their Taxi Driver's Licence.

The Sub-Committee noted that S P was not present and agreed to adjourn consideration of this item to the meeting of this Sub-Committee to be held on 9th January, 2025 to await the outcome of court proceedings.

5 A R

Reference was made to Article V(g) of the minute of the meeting of the Licensing Committee held on 28th March, 2024 wherein it was agreed to hold a suspension hearing in relation to the alleged conduct of A R during the currency of their Taxi Driver's Licence. The Sub-Committee noted that a letter of information had been received from Police Scotland. The Sub-Committee gave consideration to the content of the letter. Thereafter, having heard from the Legal Officer, a representative of the Chief Constable and A R, the Sub-Committee agreed to issue a warning with regards to the future conduct of A R for the duration of their Taxi Driver's Licence.

(c) TAXI OPERATOR'S LICENCE - SUSPENSION HEARING

No Name

1 Company T

Reference was made to Article II(c) of the minute of the meeting of the Licensing Sub-Committee held on 11th January, 2024 wherein it was agreed to hold a suspension hearing in relation to the alleged conduct of Company T during the currency of their 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 and a representative from Company T, the Sub-Committee noting that no further complaints had been received, agreed to take no further action.

(d) TAXI DRIVER AND TAXI OPERATOR'S LICENCE SUSPENSION HEARING

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 and Article II(d) of the minute of the meeting of the Licensing Sub-Committee held on 28th March, 2024 wherein it was agreed to hold a suspension hearing in relation to the alleged conduct of A C during the currency of their Taxi Driver's and Private Hire Operator's Licences.

The Sub-Committee noted that a letter of information had been received from Police Scotland. The Sub-Committee gave consideration to the content of the letter. Thereafter, having heard from the Legal Officer, a representative of the Chief Constable and an agent on behalf of A C, the Sub-Committee agreed to issue a final warning with regards to the future conduct of A C for the duration of their Taxi Driver's Licence.

2 A C

Reference was made to Article VI(i) of the minute of the meeting of the Licensing Committee held on 25th April, 2024 wherein it was agreed to hold a suspension hearing in relation to the alleged conduct of A C during the currency of their Taxi Driver's and Taxi Operator's Licences.

The Sub-Committee noted that A C was not present and agreed to adjourn consideration of this item to the meeting of this Sub-Committee to be held on 9th January, 2025.

(e) TAXI DRIVER AND PRIVATE HIRE OPERATOR'S LICENCE SUSPENSION HEARING

No Name

1 M A

Reference was made to Article VI(i) of the minute of the meeting of the Licensing Committee held on 5th September, 2024 wherein it was agreed to hold a suspension hearing in relation to the alleged conduct of M A during the currency of their Taxi Driver's and Taxi Operator's Licences. The Sub-Committee noted that a report had been received from a Licensing Standards Officer. The Sub-Committee gave consideration to the content of the report. Thereafter, having heard from the Legal Officer, the Licensing Standards Officer and the licence holder, the Sub-Committee agreed to adjourn consideration of this item to the meeting of this Sub-Committee to be held on 9th January, 2025 to allow the Licensing Standards Officer to obtain further information.

Stewart HUNTER, Convener.

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APPENDIX 3

At a MEETING of the **LICENSING SUB-COMMITTEE** held remotely on 4th November, 2024.

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) 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 M A 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 having viewed CCTV footage relative to the incident as narrated in the letter from the Chief Constable and consideration of the advice of the Legal Officer, the Sub-Committee agreed that the Taxi Driver's Licence held by M A be suspended with immediate effect and that a suspension hearing be held in due course in relation to the fitness of M A to be the holder of a Taxi Driver's Licence.

Stewart HUNTER, Convener.

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APPENDIX 4

At a MEETING of the **LICENSING SUB-COMMITTEE** held at Dundee on 19th November, 2024.

Present:-

Councillor Stewart HUNTER
Baillie Christina ROBERTS
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 of information from the Chief Constable relative to the alleged conduct of T 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 G be suspended with immediate effect and that a suspension hearing be held in due course in relation to the fitness of L G to be the holder of a Taxi Driver's Licence.

Stewart HUNTER, Convener.

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APPENDIX ...5...



RE: Vehicle Testing

From Peter Marr <[REDACTED]>
Date Thu 17/10/2024 14:08
To licensing.board <[REDACTED]>

Hi sorry I thought the plate ran out out on 28.01.25.
I wil have a replacement vehicle on the road in a few weeks.
Thanks
Peter

From: licensing.board <[REDACTED]>
Sent: 16 October 2024 15:46
To: Peter Marr <[REDACTED]>
Subject: Vehicle Testing

Good afternoon,

I have noted from our records plate number OP697 was due to be tested by the **28/01/2024**. Can you please advise the status of the vehicle asap.

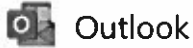
Kind Regards

Pamela

Licensing Department,
Dundee City Council, 21 City Square, Dundee DD1 3BY
Email : licensing.board@dundeecity.gov.uk
Tel : 01382 434444



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Re: Overdue/Expired Plate

From Shaun Cashley
Date Wed 16/10/2024 11:39
To licensing.board

Yes went for test and said was abandoned as seen a fault so was put in garage was booked in agin but garage had not had it ready so they said just to let them know when done and now he has decided to replace it as be as well as old vehicle is not LEZ compliant I'll will lam not in the country at the moment but will let David know think he was looking at few vehicles last week
Sent from my iPhone

On 16 Oct 2024, at 12:33, licensing.board wrote:

Hi Shaun

According to our records the car was due for a test March 2024. We are not in a position to give an extension due to the amount of time the vehicle has been off the road. The request will require to be heard by the Licencing Committee on 7th November 2024. Mr Hunter will be cited in due course.

Kind Regards
Audrey

Licensing Department,
Dundee City Council, 21 City Square, Dundee DD1 3BY
Email : licensing.board@dundeecity.gov.uk
Tel : 01382 434444

From: Shaun Cashley
Sent: 16 October 2024 11:24
To: licensing.board
Subject: Re: Overdue/Expired Plate

Hi Audrey the car is in getting a new subframe but he has decided to replace the vehicle sorry did not think please if you can give him the extension that would be grateful thanks Shaun
Sent from my iPhone

On 16 Oct 2024, at 10:06, licensing.board
<licensing.board@dundeecity.gov.uk> wrote:

Hi Shaun

If the car is off the road he needs to notify licensing and we can grant a 28 day extension. PLease advise when the car was taken off service.

kind Regards
Audrey

Licensing Department,
Dundee City Council, 21 City Square, Dundee DD1 3BY
Email : licensing.board@dundeecity.gov.uk
Tel : 01382 434444

From: Shaun Cashley
Sent: 15 October 2024 17:59
To: licensing.board
Subject: Re: Overdue/Expired Plate

Hello Audrey David is replacing the vehicle as the caddy is getting old and have decided to replace it with a vehicle that's LEZ compliant he is still looking for the right vehicle thanks Shaun Cashley
Sent from my iPhone

On 15 Oct 2024, at 15:05, licensing.board
<licensing.board@dundeecity.gov.uk> wrote:

Good afternoon

I have been informed by the fleet section that OP1686 has not been presented for a taxi test. Can you please advise the current situation with this plate.

Kind Regards
Audrey

Licensing Department,
Dundee City Council, 21 City Square, Dundee DD1 3BY
Email : licensing.board@dundeecity.gov.uk
Tel : 01382 434444



Re: Plate with No vehicle

From Shaun Cashley
Date Wed 16/10/2024 11:31
To licensing.board <licensing.board@dundeecity.gov.uk>

Hi Audrey the Mercedes Vito on op618 has been off for sometime as engine has blow it's all been replaced but one part but was told about 4 months back the part is on back order for 6 to 8 months so it's parked up in drive waiting for this one part

Op462 was looking to replace vehicle as the vehicle that was on it was one of the vehicles that was set alight when the spree of cars where broken in to and set on fire so I have a new vehicle now and should be good to go by start of November and just to get taxi test

I did call up both licensing and March backs months back but was told to inform when vehicle fixed and test booked thanks Shaun
Sent from my iPhone

On 16 Oct 2024, at 10:07, licensing.board <licensing.board@dundeecity.gov.uk> wrote:

Hi Shaun

Any car that is taken off service needs to be notified to licensing. Please advise when both these plates were taken off the road and we can grant 28 day extensions.

Kind Regards
Audrey

Licensing Department,
Dundee City Council, 21 City Square, Dundee DD1 3BY
Email : licensing.board@dundeecity.gov.uk
Tel : 01382 434444

From: Shaun Cashley
Sent: 15 October 2024 17:56
To: licensing.board
Subject: Re: Plate with No vehicle

Hello Audrey
OP618 there the vehicle engine blow a bit back and the vehicle is in garage still waiting on parts that are on back order from Covid

OP462 I have just bought a car to put on the plate it's at the garage getting meter and checked and any work done for the test once done will call up March banks and book a test hope this is ok Shaun Cashley
Sent from my iPhone

On 15 Oct 2024, at 15:18, licensing.board

Good afternoon

I have been notified by the fleet division that there are currently no vehicles against OP618 &OP462. Can you please advise the current situation with these plates.

kind Regards
Audrey

Licensing Department,
Dundee City Council, 21 City Square, Dundee DD1 3BY
Email : licensing.board@dundeecity.gov.uk
Tel : 01382 434444

 [Dundee Recycling App](#)

 [Dundee Recycling App](#)



Vehicle testing

From Jaroslava Ahmed <[REDACTED]>

Date Thu 17/10/2024 20:24

To licensing.board <[REDACTED]>

Dear Pamela,

Thank you for your email regarding the taxi plate for vehicle OP769E.

Unfortunately, the vehicle in question requires a battery replacement, and the cost for this repair is higher than the current value of the car. I am in the process of arranging for a replacement vehicle, but this has been delayed due to personal circumstances. My wife is currently out of work, and with two dependent children, we are managing on a single income, which has made it challenging to cover the necessary expenses.

I kindly request a grace period of three months to resolve this situation, during which I will arrange for a new vehicle and ensure that all relevant tests are completed.

Thank you for your understanding, and I appreciate your consideration in this matter.

Kind regards,

Touseef Ahmed

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 Outlook

RE: Second Hand Dealer Variation - SHD625 Harvey & Thompson Limited - Remove Conditions 1 and 3

From civic.licensing <civic.licensing@dundeecity.gov.uk>
Date Mon 28/10/2024 10:57
To licensing.board <licensing.board@dundeecity.gov.uk>

Raymond

Regarding the removal of Conditions 1 and 3, I would make the following observations.

Condition 1, mirrors Section 25 of the Civic Government (Scotland) Act 1982, and is in place after consultation with the chief constable (albeit this would most likely be the position adopted by Tayside Police) to try and prevent crime, and prevent the disposal of stolen goods. I would think it highly unlikely that Police Scotland will take a different view.

However, it would be best to get a comment from the police of this.

Condition 3, feels like that they wish to trade in alcohol. If this is the case then they would need a premises licence in order to do so, and staff would probably require to hold personal licences.

In order to get a fuller comment on this could you perhaps again share this with the Police and Simon and Paul, to get the alcohol LSO's view of this.

On the face of it, I would not support the removal of either of these conditions.

Bryan

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Re: Second Hand Dealer Variation - SHD625 Harvey & Thompson Limited - Remove Conditions 1 and 3

From licensing.standards <licensing.standards@dundeecity.gov.uk>

Date Mon 28/10/2024 16:03

To licensing.board <licensing.board@dundeecity.gov.uk>

[Redacted]

If it's a standard condition then it should remain on the licence.

Thanks

Simon

Simon Goulding
Licensing Standards Officer
Environmental Compliance Team
Community Safety & Protection Division
Neighbourhood Services
3 City Square
Dundee City Council
DD1 3BA
M [Redacted]

From: licensing.board <licensing.board@dundeecity.gov.uk>

Sent: 28 October 2024 15:40

To: licensing.standards <licensing.standards@dundeecity.gov.uk>

Subject: Re: Second Hand Dealer Variation - SHD625 Harvey & Thompson Limited - Remove Conditions 1 and 3

Hi Simon,

this is the standard conditions attached to all second-hand dealer licences.

Regards

[Redacted]

Licensing Department,
Dundee City Council, 21 City Square, Dundee DD1 3BY
Email : licensing.board@dundeecity.gov.uk
Tel : 01382 434444

From: licensing.standards <licensing.standards@dundeecity.gov.uk>

Sent: 28 October 2024 15:25

To: licensing.board <licensing.board@dundeecity.gov.uk>

Subject: Re: Second Hand Dealer Variation - SHD625 Harvey & Thompson Limited - Remove Conditions 1 and 3

Does this condition 3 appear on other 2nd hand dealer licenses? If this condition is removed and they sell alcohol then they would commit offences under the Licensing (Scotland) Act 2005

Thanks

Simon
Simon Goulding
Licensing Standards Officer
Environmental Compliance Team
Community Safety & Protection Division
Neighbourhood Services
3 City Square
Dundee City Council
DD1 3BA

From: licensing.board <licensing.board@dundeecity.gov.uk>

Sent: 28 October 2024 14:37

To: licensing.standards <licensing.standards@dundeecity.gov.uk>

Subject: Re: Second Hand Dealer Variation - SHD625 Harvey & Thompson Limited - Remove Conditions 1 and 3

Hi Simon,

Bryan Coleman suggested this be passed onto as condition 3 relates to the trade of alcohol.

Regards

Licensing Department,
Dundee City Council, 21 City Square, Dundee DD1 3BY
Email : licensing.board@dundeecity.gov.uk
Tel : 01382 434444

From: licensing.standards <licensing.standards@dundeecity.gov.uk>

Sent: 28 October 2024 14:21

To: licensing.board <licensing.board@dundeecity.gov.uk>

Subject: Re: Second Hand Dealer Variation - SHD625 Harvey & Thompson Limited - Remove Conditions 1 and 3

18/11/2024

Your Ref:

Our Ref: KTC2170

Head of Legal and Democratic
Services
Dundee City Council Licensing
Unit
18-21 City Square
Dundee,
DD1 3BY.



Tayside Division Headquarters
West Bell Street
Dundee
DD1 9JU

FOR THE ATTENTION OF THE CLERK TO THE LICENSING COMMITTEE

Dear Sir/Madam,

**CIVIC GOVERNMENT (SCOTLAND) ACT 1982
APPLICATION FOR VARIATION OF SECOND-HAND DEALERS LICENCE
APPLICANT: HARVEY & THOMPSON LTD, 116 SEAGATE, DUNDEE,
DUNDEE CITY, DD1 2ET.**

I refer to the above application for the variation of a Second-Hand Dealers Licence and intimate that, in terms of Paragraph 3(1) of Schedule 1 of the Civic Government (Scotland) Act 1982, I make the following objection in relation to the application.

The applicant has requested to vary the licence, through the removal of Dundee City Council Second-Hand Dealer Licence Conditions 1 and 3.

Condition 1

- (a) The dealer shall keep or cause to be kept a record of all items bought and sold. The book must be kept on the premises specified in the licence at all times.*
- (b) Records must be preserved for at least three years.*
- (c) The record must include the following details - date and time of purchase, price paid for each article, a full description of each article, the name and address of the seller, date and time of sale by the dealer, description of the article at the time of sale by the dealer and the name and address of the purchaser.*
- (d) The dealer shall not dispose of any item of his stock-in-trade until the expiry of 48 hours (excluding any time on Saturdays or Sundays) after he acquires it.*

OFFICIAL

Condition 3

The dealer shall not (a) receive or take goods in pledge or (b) carry on business as a retailer of excisable liquor.

In terms of Section 24 of the Civic Government (Scotland) Act 1982, a licensing authority may, after consultation with the chief constable, attach conditions to a second-hand dealer's licence requiring the keeping of records in relation to the dealer's stock-in-trade.

In terms of Section 25 of the same Act, a second-hand dealer shall not dispose of any item of his stock-in-trade until the expiry of 48 hours (excluding any time on Saturdays or Sundays) after he acquired it.

Condition 1 refers to the maintenance of such records and the subsequent disposal of the stock-in-trade. The Police Service of Scotland objects to the removal of condition 1 on the basis that it exists for the purpose of prevention and detection of crime. Removal of this condition could lead to the disposal of stolen goods and, would prevent Police from being able to recover stolen goods and bring those who deal in their trade to justice.

In terms of Section 1 of the Licensing (Scotland) Act 2005, Alcohol is not to be sold on any premises except under and in accordance with a premises licence, or an occasional licence. The premise is not currently licensed in this regard and would require such a licence to buy and sell excisable liquor. Staff would likewise be required to undertake all relevant statutory training.

Condition 3 prevents the applicant from trading in excisable liquor and a request to remove this condition may suggest the applicant intends to commence such trading. The Police Service of Scotland objects to the removal of condition 3 on the basis that the removal could result in the unlicensed sale of alcohol on the premise, if the applicant has not first, successfully sought the grant of a Premises Licence or Occasional licence.

Yours faithfully



Nicola Russell
T/Chief Superintendent
Divisional Commander
Tayside Division

Memorandum

To	SENIOR ELECTORAL SERVICES & LICENSING OFFICER, SUPPORT SERVICES	
From	Gabrielle Hayes – Ext. 6842	
Our Ref	GH/GH HMO/3192	
Your Ref		
Date	20 November 2024	
Subject	Housing (Scotland) Act 2006 - Part 5 18 City Road (2/0), Dundee – Dr Fiona A Fyffe Robb 5 December 2024 Licensing Committee	(3 persons)

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 2026:

- The property was previously licensed to the same applicant and should have been subject to an Validation Application submitted prior to 30 September 2023. However the applicant missed the deadline and this subsequent new application was submitted on 13 February 2024.
- In the summer, ahead of 30 September, PSSU issued a letter by email to all HMO licence holders, plus any agents they use, to remind them that their licence is due to expire on the 30 September that year. The email address used for this reminder is the address currently held on the HMO Licensing Data Management System.
- In May 2022 Ms Fyffe Robb requested her email address to be updated on the Landlord Registration system to allow her to renew her registration. Processes in PSSU have now been changed to ensure that where the Landlord Registration team become aware of a change of email address, this information is passed onto the HMO team, if appropriate.



GABRIELLE HAYES
PRIVATE SECTOR SERVICES MANAGER

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Memorandum

To	SENIOR ELECTORAL SERVICES & LICENSING OFFICER, SUPPORT SERVICES	
From	Gabrielle Hayes – Ext. 6842	
Our Ref	GH HMO/3113	
Your Ref		
Date	20 December 2023	
Subject	Housing (Scotland) Act 2006 - Part 5 14 Thomson Street (Flat 2) – Vecosi Property Limited 11 January 2024 Licensing Committee business	(4 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 December 2023 remain outstanding:

Hallway

- Shampoo or consider replacing hall carpet.
- Provide confirmation that loft hatch and grille provides 30mins fire resistance.

Living Room

- Signs of a leak visible on walls and ceiling. Easylets have confirmed that a survey of the attic / roof space has been undertaken and that the leak originates at the roof. Roof repairs should be carried out to stop the leak and the affected areas of walls and ceiling should be redecorated.

Kitchen

- Signs of a leak visible on wall and ceiling. Easylets have confirmed that a survey of the attic / roof space has been undertaken and the leak originates in the roof. Roof repairs should be carried out to stop the leak and the affected areas of walls and ceiling should be redecorated.

Bathroom

- Radiator valve is broken. Replacement radiator valve requires to be fitted.
- Remove flaking paint from ceiling and repaint.
- Provide a suitable locking mechanism to the inside of the bathroom door.

Documentation

- The plan drawing requires to be amended and re-submitted to swap bedroom 4 and living room designations, since the use of these rooms is different to what which is indicated on the current plan.
 - Provide current Buildings & Public Liability insurance documents.
 - Provide a current Gas Safety Certificate.
 - Provide a current Portable Appliance Test certificate.
- Scottish Fire and Rescue inspected this property on 19 December 2023 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 20 January 2023 therefore the last scheduled Committee for it to be determined at is 11 January 2024.



GABRIELLE HAYES
PRIVATE SECTOR SERVICES MANAGER

Mr and Mrs Birse
[REDACTED]Dundee
DD4 7PT
[REDACTED]
[REDACTED] UK3rd November 2023

Head of Democratic and Legal Services
21 City Square
Dundee
DD1 3BY

To whom it may concern,

We are writing to raise our concerns regarding a short-term let application that has been submitted for the flat above our home (239 Arbroath Road, Dundee). It has already been serving as an Airbnb since July we believe and since then we have had issues with excessive noise. We were never notified by the owner Farah or her father. We only found out when our suspicions were raised when we saw several strange people turning up with big suitcases and just staying one or two nights at a time. Then we found the listing online confirming our fears. Again no conversation was ever had with the owner regarding this to warn us as a courtesy.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

also been woken up more recently during storm Babet by the guests upstairs giggling, shouting and banging at 4am right above her room. These were the same guests who the week before we had to speak to regarding the excessive banging and dragging of furniture along the floor. This isn't helped by the fact that there is no underlay in the living room as it's just linoleum flooring they have down.

We then had two workmen with a stone masons company who were for some reason shouting at each other rather than talking at a reasonable volume level. They were banging and play fighting by the sounds of the scuffling and giggling. Again I had to knock on the door and ask them to keep the noise down as my daughter was woken up yet again. Routine and sleep is extremely important for my daughter and it can take hours to settle her if she is woken.

Although there is no smoking allowed inside the property, this does not stop them smoking on the communal path and in front of my door. I was leaving for work one morning as usual about 6.50am and two men were standing on the path that only leads to my door not the Airbnb's door and they were smoking and stood staring at me. I felt very intimidated and quickly rushed past them. I do not feel safe in my own home now as I have no idea is staying there from one night to the next and they all seem to stand and stare in my window.

I have complained to the council noise team and have a meeting on Thursday with Andrea Ross. We have complained several times to Airbnb who have basically said they can't do anything. I am not surprised as they just want their share of the fees. Farah the owner/host has seen the complaints yet still fails to offer any sort of mediation or solution to the noise or even apologise.

Mr and Mrs Birse

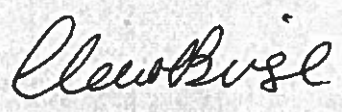
Dundee
DD4 7PT

3rd November 2023

[REDACTED]

on edge in his own home. I know Farah sees this as just a business but this is our home and our safe space.

Yours sincerely,



Mr and Mrs Birse