

City Chambers
DUNDEE
DD1 3BY

30th January, 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, 1st February, 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) TAXI DRIVER – NEW APPLICATIONS

No	Name	Address
1	Gordon Reid	3b Sandeman Street

A written submission from the applicant is attached (**Appendix 1**). – page 1

(d) TAXI OPERATOR – CORPORATE PLATE – NEW APPLICATION

No	Name	Address
1	Akash Cabs Ltd	18 Weavers Loan

A written submission from the applicant is attached (**Appendix 2**). – page 5

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

(b) SHORT-TERM LETS – NEW APPLICATIONS

No	Name	Person Responsible	Address
4	Bharat Suvarna & Vandana Saraswat	Helen Wood	16F Trades Lane

A written submission from the applicant is attached (**Appendix 3**). – page 7

APPENDIX ...1...**Pamela Smith**

From: [REDACTED]
Sent: 19 January 2024 16:14
To: licensing.board
Subject: Re: Taxi Driver Application

With regards to the above and telephone call on 19 January. I can confirm that I applied to HMRC on 11 January for my UTRN number. As soon as I receive this I will email it to you.

Thanks for your help

On Fri, 19 Jan 2024, 16:08 Gordon Reid, [REDACTED] wrote:

With regards to the above application and telephone call on 19th January. I can confirm that I have applied to HMRC for my UTRN number on 11 January . As soon as I receive it I will email it to.

Thank you for your help

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

Hi Gordon,

There is no face to face meetings and all conducted by MS Teams, the other option is to do a written submission.

Kind Regards

Pamela



Pamela Smith
Electoral Services & Licensing Officer (Democratic & Legal) at Dundee City Council

E pamela.smith@dundeecity.gov.uk

P 01382 434499

W www.dundeecity.gov.uk

A 21 City Square, DUNDEE, DD1 3BY



From: Gordon Reid <[g\[REDACTED\]@dundee.gov.uk](mailto:g[REDACTED]@dundee.gov.uk)>
Sent: 17 January 2024 17:53
To: licensing.board <licensing.board@dundee.gov.uk>
Subject: Taxi Driver Application

Good Evening

With regards to email sent on 16 January for my Taxi Driver Application unfortunately I am unable to do a MS Teams call. Is there any other ways of attending this meeting it would be greatly appreciated.

Gordon Reid

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



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Audrey Mckenna

From: Muhammad Zahid <[REDACTED]>
Sent: 25 January 2024 13:50
To: licensing.board
Subject: Re: Licensing Committee - 1st February 2024

Hi
Thanks for your email.
It is just a transfer of business from sole trader to a company named Akash cabs ltd.
Regards

On 25 Jan 2024, at 13:47, muhammad_zahid [REDACTED] wrote:

this is just a transfer of business from sole trader to company(akash cabs ltd)
If you need further info we ll be happy to provide.
Regards
Norman James Cowan
Muhammad Zahid

On 24 Jan 2024, at 15:10, licensing.board <licensing.board@dundeecity.gov.uk>
wrote:

Good afternoon

You will require to submit a short email explaining why the Licensing Committee
should grant your corporate plate application. It can be emailed to this address.

Kind regards
Audrey



Audrey Mckenna
Electoral Services & Licensing Officer (Democratic & Legal) at Dundee City Council

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APPENDIX ...3...**Audrey Mckenna**

From: [REDACTED]
Sent: 20 January 2024 20:10
To: licensing.board
Subject: RE: Licensing Committee - 1st February 2024 - Grant of an STL Licence – 16F Trades Lane

Hi Pamela,

Please find below my written statement for the objection received. As I wouldn't be able to appear on Teams meeting.

Dear Licencing Committee members,

Trades Lane is a city centre development with apartments that do not have dedicated gardens and with no elevator. Whilst there may be families living there it does not give the appearance of a well developed and recognised family area (although we do recognise that it is individuals homes and as such we intend to operate the short term let business with the utmost courtesy and consideration towards neighbours)

City centre apartment blocks are generally not full of families although I appreciate a family has objected the entire demographic of the block is not families.

I have a cleaner who goes in after every guest who also does extra cleaning on the communal areas and stairwells therefore only enhancing the appearance and general maintenance of the building.

The House rules are quite specific and will be monitored carefully to ensure that noise late at night is limited and parties are strictly banned (lead booker must be over 21 and no single sex groups are generally allowed) Furthermore check in and check out times are regulated to ensure there is no unnecessary noise during night time hours.

We have experience of living in the apartment both in this block and in the block next door and from experience the population has been generally really quite transient with regular changeovers. There are some home owners but many tenants varying from students to young professionals but very few families . (From experience students are much more problematic than short to medium term lets) Students leave taps on, block drains maintain anti social hours, have parties and are often very untidy. Short term guests tend to expect very high standards with exceptional maintenance (which tends to apply to the whole block, gardens and parking)

Short to medium term guests contribute a great deal to the economy of the city centre. Airbnb significantly boosts restaurant revenue, contributing to about 12% of the restaurants' median annual revenue growth. This effect is driven by the increased non-local demand for restaurants, due to Airbnb.

Should the complainant have security issues we would be willing to install a security camera system on level 2 outside the flat to monitor people entering and leaving the apartment. This should add a security dimension over and above the existing arrangements.

Regards,
Bharat Suvarna

Thanks

Regards,
Bharat



City Chambers
DUNDEE
DD1 3BY

24th January, 2024

Dear Colleague

The undernoted members are requested to attend a MEETING of the **LICENSING COMMITTEE** to be held remotely on Thursday, 1st February, 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@dundeecity.gov.uk by no later than 5.00pm on Tuesday, 30th January, 2024.

Please submit any apologies for absence to Elaine Doak, Committee Services Officer, on telephone 01382 434211 or email elaine.doak@dundeecity.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 10th January, 2024 and 11th January, 2024 are attached for noting **(Appendix 1) - Pages 1 and 3.**

3 CIVIC GOVERNMENT (SCOTLAND) ACT 1982

(a) NEW APPLICATIONS GRANTED UNDER DELEGATED POWERS

ANIMAL BOARDING – NEW APPLICATION

No	Name	Address of Premises
1	Lynsey Crawford	MAXimum Dog Services, 6 Ballindean Crescent

PRIVATE HIRE DRIVER – NEW APPLICATION

No	Name	Address
1	Shbuz Mia	150 Balgowan Avenue

PUBLIC ENTERTAINMENT - FULL APPLICATIONS

No	Name	Address of Premises
1	Moon Nails & Spa Ltd	52 Commercial Street
2	JD Sports Gyms Limited	Wellgate Shopping Centre

PRIVATE HIRE OPERATOR – NEW APPLICATIONS

No	Name	Address
1	Westend Taxis Dundee Ltd	1 Dalrymple Street
2	John McGuckin	173 Tweed Crescent
3	Dundee Cabs Limited	25 Hillside Road
4	Hill Clock84 Limited	1/R, 44 Main Street

SECOND HAND DEALER - NEW APPLICATIONS

No	Name	Address of Premises
1	Harvey & Thompson Ltd	116 Seagate
2	Eastern Western Motor Group	Dunsinane Avenue

TAXI DRIVER - NEW APPLICATIONS

No	Name	Address
1	Farhad Sajid	62 Marlee Road
2	Arif Ashraf	41 Alistair Soutar Crescent, Invergowrie
3	Andrew M Petrie	43 Annan Terrace
4	Ansaar Younis	9 Clepington Road

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

No	Name	Address
1	City Centre Cabs (Dundee) Ltd	Unit L, Charles Bowman Avenue

The Licensing Committee at its meeting held on 7th December, 2023 granted a further extension for OP1890 until 1st February, 2024. Extensions have previously been granted.

2	C J A Taxis Ltd	Unit L, Charles Bowman Avenue
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The Licensing Committee at its meeting held on 7th December, 2023 granted a further extension for OP1116 until 1st February, 2024. Extensions have previously been granted.

3	FMC Scotland Ltd	Unit L, Charles Bowman Avenue
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The Licensing Committee at its meeting held on 7th December, 2023 granted a further extension for OP1795 until 1st February, 2024. Extensions have previously been granted.

4	Glass Bucket Ltd	Unit L, Charles Bowman Avenue
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The Licensing Committee at its meeting held on 7th December, 2023 granted a further extension for OP454 until 1st February, 2024. Extensions have previously been granted.

5	Alastair G Myles	27 Myrtlehall Gardens
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The Licensing Committee at its meeting held on the 11th January, 2024 agreed to defer the application to allow Mr Myles to be in attendance and to give an update regarding sourcing a vehicle. Two requests have been received for 28-day extensions for OP1926. The operator is looking for an extension until end March or May 2024 (**Appendix 2**) - **Page 5**. The car has been off the road since November, 2023.

(c) TAXI DRIVER – NEW APPLICATIONS

No	Name	Address
1	Gordon Reid	3b Sandeman Street

The applicant has failed to provide his UTRN in the prescribed time.

2 Jamie G Whyte 7 Auchinblae Place

The applicant has failed to provide medical, SVQ certification, pass street knowledge test, name an operator, submit UTRN, provide photograph for badge and photographic ID in prescribed time.

3 Mohammed Kolo 101 Kinghorne Road

The applicant has failed to provide medical, SVQ certification, pass street knowledge test, name an operator and submit UTRN in prescribed time.

(d) TAXI OPERATOR – CORPORATE PLATE – NEW APPLICATION

No Name Address

1 Akash Cabs Ltd 18 Weavers Loan

This is an application for a Taxi Operator's Licence to replace an existing Taxi Operator's Licence with an electric vehicle. The existing Licence Holder is James Anderson & Muhammad Zahid OP61. Directors of Akash Cabs Ltd are Norman Cowan and Muhammad Zahid. They have still to submit their UTRN.

4 HOUSING (SCOTLAND) ACT 2006

(a) HOUSES IN MULTIPLE OCCUPATION - NEW APPLICATIONS

The undernoted applications have been received:-

No Name Person Responsible Address

1 Braeside Medical Ltd Easylets Ltd 20a Thomson Street

A letter of representation from the Private Sector Services Manager is attached (**Appendix 3**) - **Page 9**. A copy of the overprovision report is attached (**Appendix 4**) - **Page 11**.

2 KMAC Oilfield Solutions LTD Kenneth MacDonald 25 Larch Street

A letter of representation from the Private Sector Services Manager is attached (**Appendix 5**) - **Page 13**. A copy of the overprovision report is attached (**Appendix 6**) - **Page 15**.

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

(a) SHORT TERM LETS – DELEGATED NEW APPLICATION

The undernoted application has been received: -

No Name Person Responsible Address

1 Thomas & Ryan Bruce Chelsea Bruce G/R 10 Marryat Street

(b) SHORT TERM LETS – NEW APPLICATIONS

No	Name	Person Responsible	Address
1	Benny & Santhy Anto	Benny Anto	5 Eastwell Gardens

The Licensing Committee at its meeting held on the 11th January, 2024 agreed to defer the application to allow outstanding works to be carried out. A letter of representation from the Private Sector Services Manager is attached (**Appendix 7**) - **Page 17**.

2	Aimer Property Ltd	Clark Anderson Properties Ltd	9 Nelson Street
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A letter of representation from the Private Sector Services Manager is attached (**Appendix 8**) - **Pages 19 and 21**.

3	James Thornton & Stacey Brown		36D Castle Street
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A letter of representation from the Private Sector Services Manager is attached (**Appendix 9**) - **Page 23**.

4	Bharat Suvarna & Vandana Saraswat	Helen Wood	16F Trades Lane
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An objection from a member of the public has been received (**Appendix 10**) - **Page 25**.

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) PUBLIC ENTERTAINMENT – NEW APPLICATION – FULL

(b) TAXI DRIVER'S LICENCE - NEW APPLICATIONS

(c) TAXI DRIVER - SUSPENSION HEARINGS

(d) TAXI DRIVER – SUSPENSION HEARINGS & RENEWALS

(e) TAXI DRIVER – REQUEST FOR SUSPENSION HEARING

(f) TAXI OPERATOR – REQUESTS FOR SUSPENSION HEARINGS

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APPENDIX 1.....

At a MEETING of the **LICENSING SUB-COMMITTEE** held at Dundee on 10th January, 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

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 LG during the currency of their Taxi Driver 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 LG be suspended with immediate effect and that a suspension hearing be held in due course in relation to the fitness of LG to be the holder of a Taxi Driver's Licence.

Stewart HUNTER, Convener.

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APPENDIX 1.....

At a MEETING of the **LICENSING SUB-COMMITTEE** held at Dundee on 11th January, 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

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 BG during the currency of their Taxi Driver 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 BG be suspended with immediate effect and that a suspension hearing be held in due course in relation to the fitness of BG to be the holder of a Taxi Driver's Licence.

Stewart HUNTER, Convener.

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Pamela Smith

From: licensing.board [redacted]
Sent: 05 December 2023 14:43
To: [redacted]
Subject: RE: Taxi 1926

Good afternoon,

I can give you one further extension, any further extensions required would need to be approved from the Licensing Committee. The meeting will be held on the 11th January and I will write out to you nearer the time with all the meeting details.

An extension has been granted until the 11th January 2024.

Kind Regards

Pamela



Pamela Smith
Electoral Services & Licensing Officer (Democratic & Legal) at Dundee City Council

[redacted]
E [redacted]
P [redacted]

W www.dundee.gov.uk
A 21 City Square, DUNDEE, DD1 3BY



From: [redacted]
Sent: 04 December 2023 20:18
To: licensing.board [redacted]
Subject: Re: Taxi 1926

Hello

Please see above email regarding Taxi Plate 1926, I was given a 28 day extension which runs out on 06 December 2023 and I hereby would like to apply for a further extension. Replacing a wheelchair accessible vehicle is very expensive and at my age I am not willing to purchase a like for like new vehicle at a cost of approximately £36-£40k at my age - 66 years old in February 2024. I do not want to give my plate up but finding a replacement second hand vehicle is becoming increasingly difficult.

I am trying to negotiate a deal for an existing WAV taxi currently on the road with Taxi Company 203020 but this vehicle will not be available until around March 2024. Would it be possible to have an extension to find and purchase a vehicle until the end of March 2024 or even until the Taxi Plate fee is due in May 2024? If this is not possible can you please apply a further extension for me for as long as is possible?.

Kind regards

Alastair Myles
Badge 4479

[Redacted]

On Thursday, 9 November 2023 at 09:30:28 GMT, licensing.board [Redacted]

Good morning,

The Licensing Convenor has agreed to grant you a 28 extension to place your vehicle back on service after the test date. The date you have been granted to is 06/12/2023. Your car should be off the road and not working as a taxi or private hire until you have the car retested.

Kind Regards

Pamela



Pamela Smith
Electoral Services & Licensing Officer (Democratic & Legal) at Dundee City Council



E [Redacted]
P [Redacted]

W www.dundee.gov.uk
A 21 City Square, DUNDEE, DD1 3BY



From: [Redacted]
Sent: 08 November 2023 19:03
To: licensing.board [Redacted]
Subject: Taxi 1926

Dear sir/madam

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Memorandum

To	SENIOR ELECTORAL SERVICES & LICENSING OFFICER, SUPPORT SERVICES	
From	Gabrielle Hayes – Ext. 6842	
Our Ref	GH HMO/3117	
Your Ref		
Date	17 January 2024	
Subject	Housing (Scotland) Act 2006 - Part 5 20A Thomson Street – Braeside Medical Ltd 1 February 2024 Licensing Committee	(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 11 January 2024 remain outstanding:

Bedrooms

- Redecorate walls in bedrooms 2 and 4 that have been affected by penetrating damp. It is understood that recent repairs have been carried out to rectify this issue.
- Repair crumbling wall plaster to right of bed in bedroom 3 and redecorate.

Living Room

- Sand and repaint internal cill.

Kitchen

- Redecorate walls and ceiling in kitchen that have been affected by penetrating damp. It is understood that recent repairs have been carried out to rectify this issue.

Bathroom

- Re-attach plug and chain to wash hand basin.

Health & Safety

- The circuit board that covers sockets and lighting is only covered by a single RCD. A minimum of twin RCD's is required to meet with current HMO standards.
- There are plastic covers to the switches on both circuit boards. These are not compliant with BS 7671 and hinged metal covers are required.

General

- Provide a refuse bin with the property number on it.

Documentation

- Provide a copy of the current Buildings Insurance certificate.
 - Provide a copy of the current Public Liability Insurance certificate.
 - Provide a new Electrical Installation Certificate (BS 7671 to reflect the redundant electric heating circuits and the split board requirements.
- Scottish Fire and Rescue inspected this property on 11 January 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 20 February 2023 therefore the last scheduled Committee for it to be determined at is 1 February 2024.

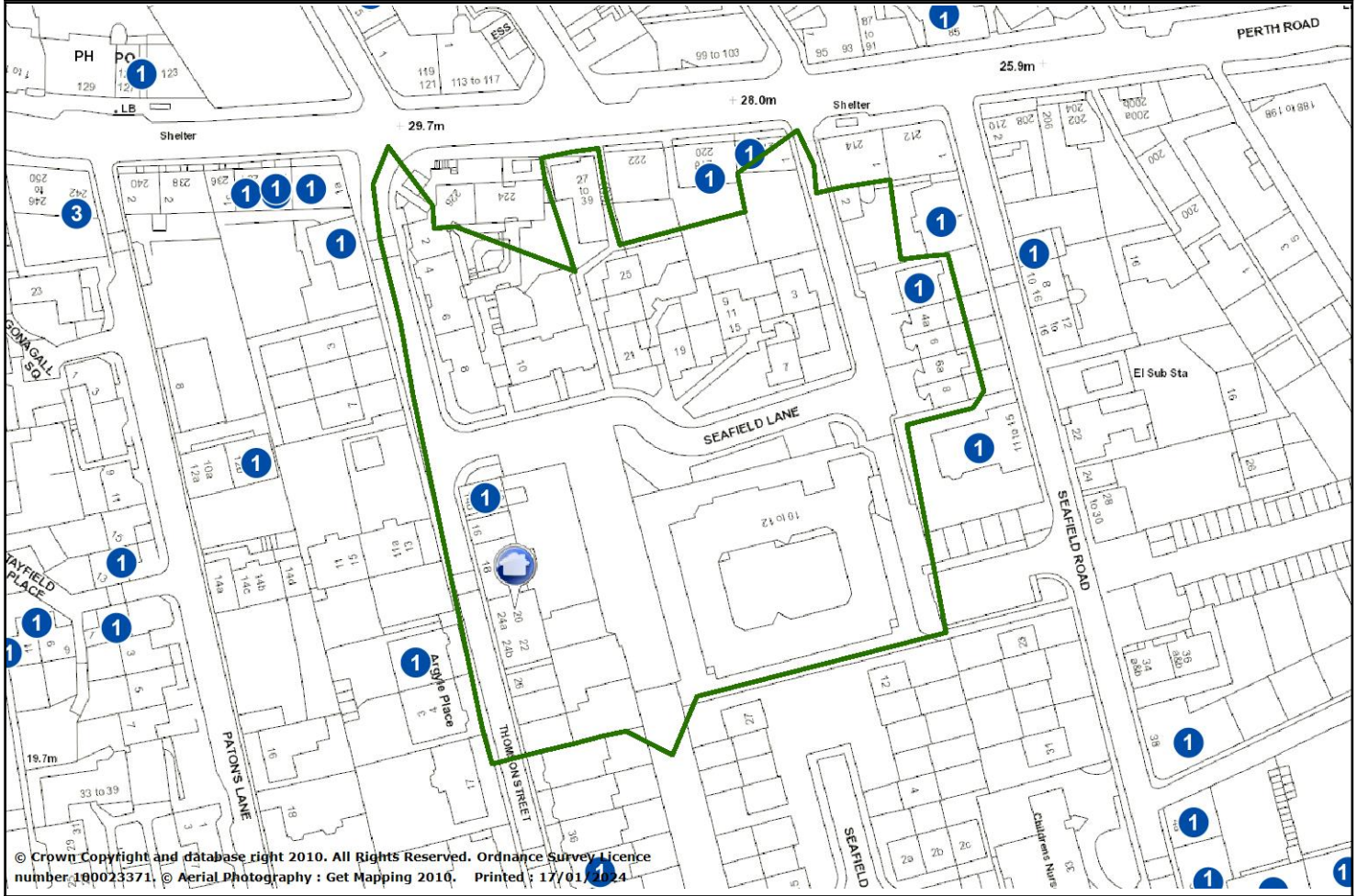


GABRIELLE HAYES
PRIVATE SECTOR SERVICES MANAGER

Housing in Multiple Occupancy Licensing Committee Provision Report

Property Address	20A Thomson Street, DUNDEE, DD1 4LE
Census Output Area	60QJ001085
Maximum number of HMO licences (rounded down to nearest whole number)	9
Legally operating qualifying HMO licences	2 (2.56%)
Pending qualifying HMO licences	1
All qualifying HMO licences	3

The maximum level of HMO provision has not been reached. There are 7 licences available in this Census Output Area.



Legend :  Property Address  Census Output Area 2001  Legally operating qualifying licences

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/3124	
Your Ref		
Date	17 January 2024	
Subject	Housing (Scotland) Act 2006 - Part 5 25 Larch Street – KMAC Oilfield Solutions Limited 1 February 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 17 January 2024 remain outstanding:

Utility Room

- Fit an appropriate carbon monoxide (CO) detector in accordance the manufacturers specification.
- A redundant fitting located on the ceiling shows visible bare wires which should be made safe by a qualified electrician.

Kitchen

- The kitchen is fitted with a CO detector which has no sign of an expiry date. In the absence of this information a new detector should be provided.

Shower Room (Top Floor)

- The extract fan is not working. A repair should be carried out or a replacement fan should be installed.

Bedroom 3 (Top floor with en-suite)

- Remove the mould from the en-suite ceiling and repaint.

Documentation

- The Gas Safety Certificate expired on the 13 June 2023. A current certificate should be submitted.
- Scottish Fire and Rescue inspected this property on 17 January 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 28 February 2023 therefore the last scheduled Committee for it to be determined at is 1 February 2024.

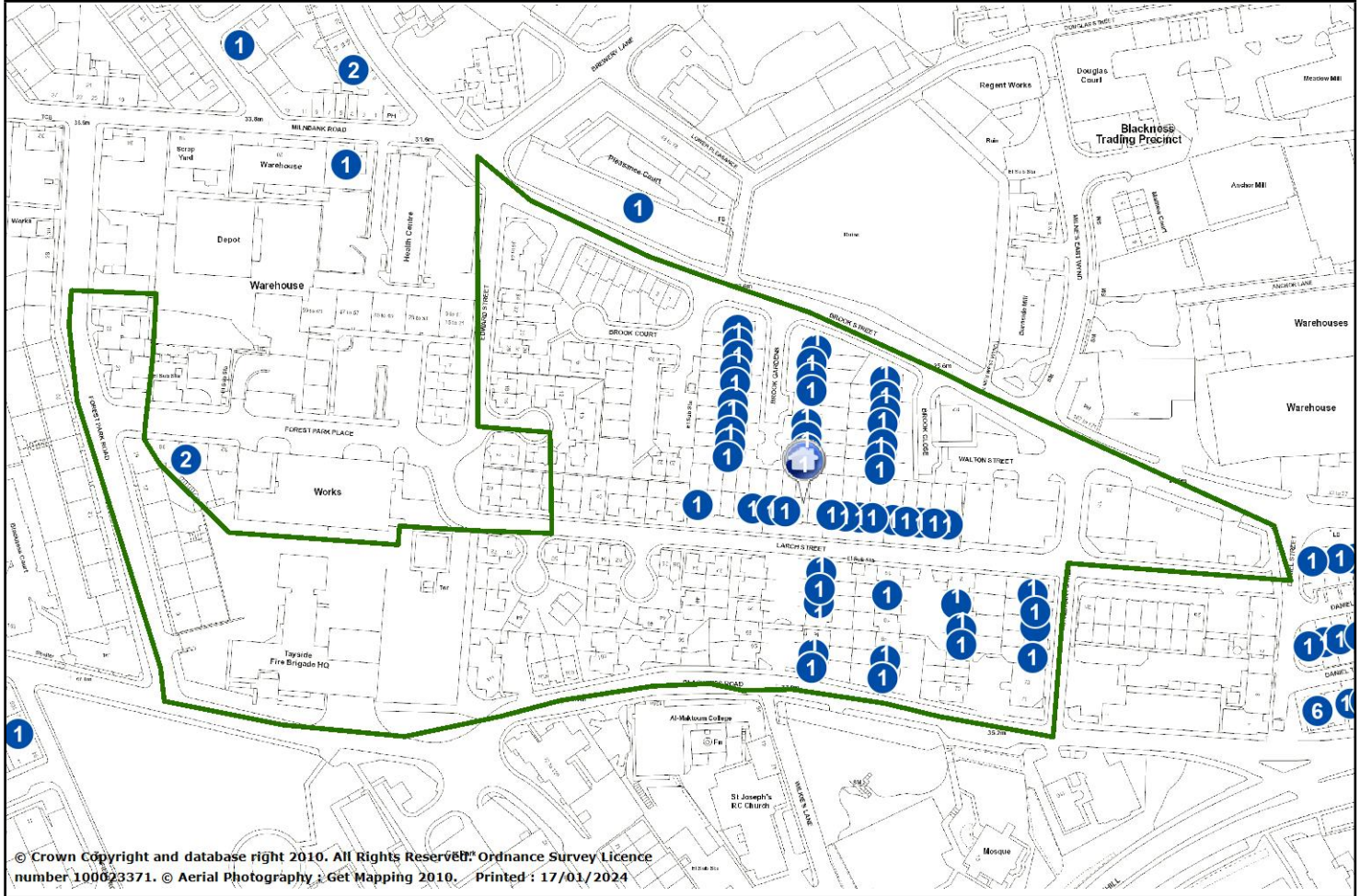


GABRIELLE HAYES
PRIVATE SECTOR SERVICES MANAGER

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Housing in Multiple Occupancy Licensing Committee Provision Report

Property Address	25 Larch Street, DUNDEE, DD1 5NQ
Census Output Area	60QJ000037
Maximum number of HMO licences (rounded down to nearest whole number)	29
Legally operating qualifying HMO licences	53 (22.46%)
Pending qualifying HMO licences	1
All qualifying HMO licences	54
The maximum level of legally operating qualifying HMO provision has been reached.	



Legend :  Property Address  Census Output Area 2001  Legally operating qualifying licences

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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CHANGING FOR THE FUTURE

Memorandum

O;I;

To	SENIOR ELECTORAL SERVICES & LICENSING OFFICER, SUPPORT SERVICES
From	Gabrielle Hayes – Ext. 6832
Our Ref	GH STL/ DD00027N
Your Ref	
Date	17 January 2024
Subject	Civic Government (Scotland) Act 1982 - (Licensing Of Short-term Lets) Order 2022 5 Eastwell Gardens, Dundee – Mr Benny Anto & Mrs Santhy Anto (6 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 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 – adjust left hand window to ensure it is fully operational, currently catching when opening and also not on catch when on the tilt.
6. Bedroom 2 – Adjust door to ensure it closes and holds on the latch.
7. Bedroom 2 – Repair hole in door or replace.

Bathroom

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

Hall & Landing

12. 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.

General

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

Kitchen

14. Clean window and frame.
15. Fix base unit door.
16. Replace missing drawer front.

External

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

Documentation

19. A Portable Appliance Test certificate or delivery note, if items are new, requires to be submitted for all items provided for an STL.
 20. Ensure all circuits are protected by an RCD, currently the bathroom circuit has no protection.
- This property was until recently 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



Memorandum

O.I.:

To	SENIOR ELECTORAL SERVICES & LICENSING OFFICER, SUPPORT SERVICES
From	Gabrielle Hayes – Ext. 6832
Our Ref	GH STL/ DD00013P
Your Ref	
Date	17 January 2024
Subject	Civic Government (Scotland) Act 1982 - (Licensing Of Short-term Lets) Order 2022 9 Nelson Street, Dundee – Aimer Property Ltd (8 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:

- During an inspection on 14 August 2023 it was identified that the attic had been converted into a habitable room in which a full-size snooker table was located. As there did not appear to be a Building Warrant Completion Certificate for this work an enquiry was passed to Building Standards. An Officer from Building Standards attended the property and issued the attached letter dated 12 January 2024.
- 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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APPENDIX 8



Alex Aimer
Castle Brae
Strathmartine
DD3 0PJ

THE APPLICATION REFERENCE IS
23/007/LOC1

Please quote this reference in
correspondence and when enquiries are
made regarding this application.

If telephoning the number is
01382 433398

If emailing
gordon.caird@dundeecity.gov.uk

Date: 12 January 2024

Dear Sir/Madam

The Building (Scotland) Acts

Proposal: Attic conversion and internal alterations
Location: 9 Nelson Street Dundee DD1 2PN
Building Warrant No : 04/01441/ALT

I refer to your request for a Building Standards Survey (Letter of Comfort) dated 30 November 2023 and, in particular, to the works carried out to the above property under the Building Warrant indicated.

I can confirm that a Certificate of Completion was not obtained for the completed works, and, after inspection, the following issues were identified along with a number of deviations from the original approved building warrant.

1. A satisfactory electrical condition report should be submitted for consideration.
2. Further information is required on the fire detection system installed (ie, hard wired/battery/category of system?). Please submit a report for consideration.
3. No opportunity to inspect the structural aspects of the conversion was given during the course of the original building warrant (04/01441/ALT) and we therefore request a satisfactory structural report be submitted for consideration. In addition, the report should comment on the removal of an additional wall at ground floor level to create a larger kitchen/dining space.
4. The original building warrant approvals indicated the construction of a short duration fire resisting protected enclosure at 2nd floor level (walls & door). The as built glazed screen and door arrangement does not meet with the original approvals.

5. The formation of the non-fire resisting glazed screen between bedroom 4 and protected enclosure at 1st floor level would appear to have created a worsening of the existing fire safety measures within the property. Any new work to this area requires to comply with the standards (ie, min 30/30 fire rated screen). Furthermore, the glazed screen does not appear to have been installed with appropriate safety glass and has no protective barrier provision.

6. The spiral stair up to 2nd floor level has not been constructed in accordance with the approved plans and does not meet the minimum requirements of the building regulations which is 600mm clear width between handrails.

7. An extract fan terminating to the external air should be installed to the kitchen (30 litres/second if installed directly above the hob; 60 litres/second if installed elsewhere).

8. The flexi duct from en suite through bedroom wall should be fire protected where passing through the wall.

9. A further inspection will be required to gain access to roof spaces and allow inspection of the roof insulations and ventilation pathways.

I would advise you to address all the above matters, the topmost storey must remain unoccupied meantime to prevent consideration of enforcement action by the Council.

Yours faithfully



Gregor Hamilton
Head of Planning and Economic Development
Dundee City Council

Your views are important to us, please take a moment to share your experience in the National Customer Satisfaction Survey for Building Standards.

<https://protect-eu.mimecast.com/s/aaxLCNYrkuMv9WMt4cplU?domain=smartsurvey.co.uk>

Alex Aimer
Castle Brae
Strathmartine
DD3 0PJ

If replying by letter please address to:
Building Standards
City Development Department
Dundee City Council, Floor 6 Dundee House
50 North Lindsay Street
Dundee DD1 1LS



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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Ashley Smith

From: [REDACTED]
Sent: 29 December 2023 10:07
To: licensing.board
Subject: 16F Trades Lane Dundee DD13ET

Dear Sir/Madam

I am writing to object to the application for this property to be considered for secondary letting. This is a quiet family block, with single people, couples and small children who all live peacefully together, it is not an appropriate setting for secondary letting which we presume could lead to it being used for airbnb short term lets and lots of strangers coming and going who may not appreciate the family atmosphere and security needs of the building.

yours sincerely
The Johnston family