

City Chambers
DUNDEE
DD1 3BY

20th February, 2026

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, 26th February, 2026 and now enclose the undernoted documentation which was not received at time of issue.

Yours faithfully

GREGORY COLGAN

Chief Executive

4 HOUSING (SCOTLAND) ACT 2006

(b) SHORT TERM LET – NEW APPLICATIONS

No	Name	Person Responsible	Address
1	Mohammed Zaveri	Zaveri Properties Ltd	2A Glenagnes Street

A letter of representation from PSSU is enclosed (**Appendix 1**) - **Page 1**.

2	Mohammad Ossman	Mohammad Ossman	23 Brown Constable Street
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A letter of representation from PSSU is enclosed (**Appendix 2**) - **Page 3**.

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Memorandum

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

From Gabrielle Hayes – Ext. 6842

Our Ref GH/PC STL/DD00278N

Your Ref

Date 20 February 2026

Subject **Civic Government (Scotland) Act 1982
(Licensing Of Short-term Lets) Order 2022
2A Glenagnes Street, Dundee – Mr Mohammed Zaveri (8 persons)
SECONDARY LETTING
26 February 2026 Licensing Committee**

In respect of the above application, I would make the following representation in regard to a licence being issued for a house in multiple occupation to the period 31 January 2029:

- The following required certification remains outstanding:
 1. Confirmation from the insurer is required that the buildings insurance covers the short term let activity.
- Building Standards are currently assessing whether the recent electrical works in relation to the new fire alarm system and emergency lighting require a Building Warrant.
- No objections have been received from the Planning Section of City Development, Food Safety & Health & Safety Section of City Development or the Scottish Fire and Rescue Service.
- This application was received on 09 July 2025 and the last scheduled Committee for this application to be determined is 26 March 2026.

GABRIELLE HAYES
PRIVATE SECTOR SERVICES MANAGER

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CHANGING FOR THE FUTURE

Memorandum

To	SENIOR ELECTORAL SERVICES & LICENSING OFFICER, SUPPORT SERVICES	
From	Gabrielle Hayes – Ext. 6842	
Our Ref	GH/PC STL/DD00279N	
Your Ref		
Date	20 February 2026	
Subject	Civic Government (Scotland) Act 1982 (Licensing Of Short-term Lets) Order 2022 23 Brown Constable Street, Dundee – Mr Mohammad Ossman (8 persons) SECONDARY LETTING 26 February 2026 Licensing Committee	

In respect of the above application, I would make the following representation in regard to a licence being issued for a house in multiple occupation to the period 31 January 2029:

- The following items identified on PSSU's report, dated and sent on 30 Sept 2025 remain outstanding:
 1. Bedroom 2 – Repair faulty extract fan in en-suite shower room.
 2. Bedroom 2 – Replace cracked wash hand basin in en-suite shower room.
 3. Dining Kitchen - Replace broken door handles; springs failed. Ensure door can fully close on the stop.
 4. Utility Room - Ensure window in this room can be locked – this can be achieved by providing a key(s).
 5. Health & Safety - Provide Carbon Monoxide detectors in both the Kitchen and Utility Room.
 6. Health & Safety - BS EN 50291 requires all CO (carbon monoxide) detectors to be marked with the replacement date.
- The following required certification remains outstanding:
 7. Written consent from the current owner requires to be submitted to DCC Licensing Department, confirming that they allow the property to be used as Short-Term Let accommodation.
 8. Current Buildings and Public Liability Insurance certificate requires to be submitted, with the current owner shown as the policyholder.
- The application form indicates an occupancy of 2 within Bedroom 1 however, at inspection this room did not meet the space standards for a double occupancy therefore a single occupancy would be acceptable.
- Building Standards are currently assessing whether the recent electrical works in relation to the emergency lighting requires a Building Warrant.
- No objections have been received from Food Safety & Health & Safety Section of City Development or the Scottish Fire and Rescue Service.
- This application was received on 16 July 2025 and the last scheduled Committee for this application to be determined is 26 March 2026.

GABRIELLE HAYES
PRIVATE SECTOR SERVICES MANAGER



City Chambers
DUNDEE
DD1 3BY

18th February, 2026

Dear Colleague

The undernoted members are requested to attend a **MEETING** of the **LICENSING COMMITTEE** to be held remotely on Thursday, 26th February, 2026 at 10.00am.

Members of the Press or Public wishing to join the meeting should contact Committee Services on telephone (01382) 434211 or by email at committee.services@dundeecity.gov.uk by no later than 5.00pm on Tuesday, 24th February, 2026.

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

Yours faithfully

GREGORY COLGAN

Chief Executive

COUNCILLORS

Jimmy BLACK
Kevin CORDELL
Stewart HUNTER

Roisin SMITH
George McIRIVINE

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 MEETING

The minute of meeting of the Licensing Sub-Committee held on 8th January, 2026 is attached for noting (**Appendix 1**) - **Page 1**.

3 CIVIC GOVERNMENT (SCOTLAND) ACT 1982

(a) NEW APPLICATIONS GRANTED UNDER DELEGATED POWERS

PUBLIC ENTERTAINMENT – FULL APPLICATIONS

No	Name	Location
1	Ballantine Taverns Ltd	Broughty Ferry Parish Church Hall, Queen Street East
2	Debra Kean	Skyaxe, 74 Brook Street

PUBLIC ENTERTAINMENT – TEMPORARY APPLICATION

No	Name	Location	Date of Event
1	Leisure & Culture Dundee	Mills Observatory, Balgay Park	07/02/2026

PRIVATE HIRE OPERATORS - NEW APPLICATION

No	Name	Address
1	A2B Taxis Ltd (SC860415)	25 Hillside Road

SKIN PIERCING & TATTOOIST - NEW APPLICATION

No	Name	Address of Premises
1	Emily Hunter	Moth and Flame Tattoo Parlour, 9 Victoria Road
2.	Louise Lawson	Liam Duffy Hairdressing, 11 Teviotdale Avenue

STREET TRADER - NEW APPLICATION

No	Name	Address
1	Mark Rodgers	43 Ancrum Drive

TAXI DRIVER - NEW APPLICATION

No	Name	Address
1	Sharif Rahman	37F Ballindean Road
2	Sumon Ahmed	7 St Matthews Lane

TAXI OPERATOR FULL VOLUME ELECTRIC - NEW APPLICATIONS

No	Name	Address
1	Jamali Balochan Ltd (SC872604)	5 Elmwood Road
2	Dundee Cab Tayside Limited (SC871230)	13 Ballindean Road

(b) FARES FOR HIRE OF TAXIS – ANNUAL REVIEW

It is reported that in terms of the agreed formula the proposed increase using transport indices is 4.62% which brings about the following changes to the tariffs which are recommended for approval. The proposals will have to be advertised and, subject to any public objections or appeal to the Traffic Commissioner, the new scales would take effect from 1st April, 2026. The undernoted increases in fares would apply to the initial charge and the mileage rates.

Tariff 1 (daytime) £4.20 increasing to £4.40 and each additional 1/10th of a mile to increase from 22p to 23p.

Tariff 2 (weekday evenings) £4.62 increasing to £4.84 and each additional 1/10th of a mile to increase from 24p to 25p.

Tariff 3 (weekend evenings) £5.04 increasing to £5.28 and each additional 1/10th of a mile to increase from 26p to 27p.

Tariff 4 (festive period) £5.88 increasing to £6.16 and each additional 1/10th of a mile to increase from 31p to 32p.

An email from the ETaxis Dundee has been received objecting to the increase – copy attached (**Appendix 2**) - **Page 3**.

(c) FIRWORKS LICENCE – REQUEST FOR VARIATION

No	Name	Address
1	Ah&Co Dundee Limited	65/67 Macalpine Road

The Licensing Committee at its meeting held on 29th January, 2026 agreed to defer the request to allow for a provisional decision on the application under Regulation 20 of the Explosives Regulations 2004. An objection has been received from Licensing Standards Office (**Appendix 3**) - **Page 5**. A report has been received from Trading Standards (**Appendix 4**) - **Page 7**.

(d) TAXI OPERATOR – COPORATE - NEW APPLICATIONS

No	Name	Address
1	Plate 707 Ltd	3 Dickson Avenue

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 Alfred Rooney OP707. Directors of Plate 707 Limited are Alfred Rooney & Kevin Cameron. Still awaiting UTRN. There are no objections.

2	WGG Taxis Ltd	11 Elmwood Road
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This is an application for a Taxi Licence to replace an existing Taxi Operator's Licence with an electric vehicle. The existing Licence Holder is William Gibson OP202. Directors of Plate WGG Taxis Ltd are William Gibson & John Reddy. There are no objections.

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

1 Shaz Services International Ltd 1 Kilwinning Place

A request has been received for OP2026E to place a Dynamo Taxi on service which is not on the approved vehicle list (**Appendix 5**) - **Page 11**. An e mail has been received from the Fleet Department – copy attached (**Appendix 6**) - **Page 25**.

4 HOUSING (SCOTLAND) ACT 2006

(a) HOUSES IN MULTIPLE OCCUPATION - DELEGATED

No	Name	Person Responsible	Address
1	City Living Solutions Ltd	DJ Alexander	140 Nethergate
2	Berrybank Property Ltd	Easylets Ltd	2/1, 101 Magdalen Yard Road
3	TIO Trust	Rent Flats Dundee	37B St Andrews Street

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

(a) SHORT TERM LET – DELEGATED

No	Name	Person Responsible	Address
1	Wieslaw Zawada	Rent Flats Dundee	67 Craigard Road
2	Rich Interior Ltd	Rich Interior Ltd	3A Court Street
3	Stuart Mather	Casa Fresa Ltd	20 Monifieth Road
4	Azfar Javed	Azfar Javed	1/1, 28 Mains Road

(b) SHORT TERM LET – NEW APPLICATIONS

No	Name	Person Responsible	Address
1	Mohammed Zaveri	Zaveri Properties Ltd	2A Glenagnes Street

A letter of representation from PSSU is attached (**Appendix 7**) - **Page 27**.

2 Mohammad Ossman Mohammad Ossman 23 Brown Constable Street

A letter of representation from PSSU is attached (**Appendix 8**) - **Page 29**. An objection has been received from a member of the public – copy attached (**Appendix 9**) - **Page 31**.

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 ANTISOCIAL BEHAVIOUR ETC (SCOTLAND) ACT 2004, PART 8 - HOUSING: REGISTRATION OF CERTAIN LANDLORDS

(a) RENEWAL APPLICATION

7 HOUSING (SCOTLAND) ACT 2006

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

8 CIVIC GOVERNMENT (SCOTLAND) ACT 1982

- (a) TAXI DRIVER'S LICENCE - NEW APPLICATION
-

- (b) TAXI OPERATOR - REQUEST FOR VARIATION
-

- (c) TAXI OPERATOR REQUEST FOR EXTENSION OF TIME TO PLACE VEHICLE ON SERVICE
-

- (d) TAXI DRIVER – REQUEST FOR SUSPENSION HEARINGS
-

- (e) TAXI OPERATORS – REQUEST FOR SUSPENSION HEARINGS

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APPENDIX ...1...

At a MEETING of the **LICENSING SUB-COMMITTEE** held remotely on 8th January, 2026.

Present:-

Depute Lord Provost Nadia EL-NAKLA
Councillor Stewart HUNTER
Councillor George McIRVINE

Councillor Stewart HUNTER, Convener, in the Chair.

Unless marked thus * all items stand delegated.

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

I DECLARATION OF INTEREST

There were no declarations of interest.

II CIVIC GOVERNMENT (SCOTLAND) ACT 1982

(a) TAXI DRIVER'S LICENCE – SUSPENSION HEARINGS

No Name

1 M A

Reference was made to Article VI(f) of the minute of meeting of the Licensing Committee held on 2nd October, 2025, wherein it was agreed that a hearing to consider C T E's fitness to hold a Taxi Driver's Licence be held at the meeting of the Licensing Sub-Committee to be held on 8th January, 2026. There was submitted the original letter of information from the Chief Constable. The Sub-Committee gave consideration to the content of the letter. The Sub-Committee noted that a written submission had been received from the licence holder. The Sub-Committee gave consideration to the content of the written submission. Thereafter, the Sub Committee having heard from a representative of the Chief Constable and the Legal Officer, agreed that a final written warning with regards to M A's future conduct be issued.

2 C E

Reference was made to Article VI(f) of the minute of meeting of the Licensing Committee held on 2nd October, 2025, wherein it was agreed that a hearing to consider C E's fitness to hold a Taxi Driver's Licence be held at the meeting of the Licensing Sub-Committee to be held on 8th January, 2026. Having heard from a representative of the Chief Constable and the Legal Officer, the Sub-Committee agreed to adjourn consideration of the hearing to the meeting of the Sub-Committee to be held on 26th March, 2026 to await the outcome of court proceedings.

3 N H

Reference was made to Article V(b) of the minute of meeting of the Licensing Committee held on 30th January, 2025, wherein the Committee agreed to adjourn the hearing to a future date of the Licensing Committee to await the outcome of court proceedings and recalled the suspension of the Taxi Driver's Licence held by N H with immediate effect. There was submitted the original letter of information from the Licensing Standards Officer. The Sub-Committee gave consideration to the content of the letter. Thereafter, having heard from a representative of the licence holder, a representative of the Chief Constable, the Licensing Standards Officer and the Legal Officer, the Sub-Committee agreed that no further action be taken.

4 R J

Reference was made to Article II(a) of the minute of meeting of the Licensing Sub-Committee held on 2nd October, 2025, wherein it was agreed to adjourn consideration of the hearing to the meeting of the Licensing Sub-Committee to be held on 8th January, 2026 to allow the licence holder to be present. There was submitted the original letter of information from the Licensing Standards Officer. The Sub-Committee gave consideration to the content of the letter. The Sub-Committee gave consideration to the content of the letter. The Sub-Committee noted that a written submission had been received from the licence holder. Thereafter, having heard from the licence holder, the Licensing Standards Officer and the Legal Officer, the Sub-Committee agreed that a verbal warning with regards to R J's future conduct be issued.

5 D L

Reference was made to Article II(b) of the minute of the meeting of the Licensing Sub-Committee held on 26th September, 2024, Article II(d) of the minute of the meeting of the Licensing Committee held on 9th January, 2025, Article II(b) of the minute of the meeting of the Licensing Sub-Committee held on 27th March, 2025 and Article II(d) of the minute of meeting of the Licensing Sub-Committee held on 19th June, 2025, wherein it was agreed that this matter be deferred to a future meeting of the Licensing Sub-Committee to await the outcome of court proceeding. Having heard from a representative of the Chief Constable, and the Legal Officer, the Committee noted that the letter from the Chief Constable had been withdrawn and no further action be taken.

6 M M

Reference was made to Article II(a) of the minute of meeting of the Licensing Sub-Committee held on 2nd October, 2025, wherein it was agreed to adjourn consideration of the hearing to the meeting of this Sub-Committee to be held on 8th January, 2026 to await the outcome of court proceedings. Having heard from the licence holder, a representative of the Chief Constable and the Legal Officer, it was agreed to adjourn consideration of the hearing to a date to be advised to await the outcome of court proceedings.

7 J R

Reference was made to Article II(a) of the minute of meeting of the Licensing Committee held on 22nd October, 2024, wherein it was agreed to adjourn consideration of the hearing and recalled the suspension of the Taxi Driver's Licence held by J R with immediate effect, to await the outcome of court proceedings. Having heard from a representative of the Chief Constable, and the Legal Officer, the Committee noted that the letter from the Chief Constable had been withdrawn and no further action be taken.

8 D R

Reference was made to Article II(d) of the minute of meeting of the Licensing Sub-Committee held on 19th June, 2025, wherein it was agreed that this matter be deferred a future meeting of the Licensing Sub-Committee to await the outcome of court proceedings. Having heard from a representative of the Chief Constable, and the Legal Officer, the Committee noted that the letter from the Chief Constable had been withdrawn and no further action be taken.

Stewart HUNTER, Convener



RE: Potential Taxi Fare Increase

From etaxisdundee <[REDACTED]>
Date Sun 30/11/2025 23:27
To licensing.board <licensing.board@dundeecity.gov.uk>

Hi lisa

We hope you are well.

We would like to formally request a review of the current taxi tariffs within Dundee. Rather than proposing an increase in prices, we would like to suggest aligning Dundee's tariff structure and tariff times with those currently used by Angus Council.

We believe this adjustment would offer several benefits:

- **Affordability for customers:** By keeping the existing prices in place, passengers will continue to receive a fair and consistent service without facing increased travel costs.
- **Improved satisfaction for drivers:** Aligning tariff times with Angus Council would provide a more balanced and practical structure for drivers, ensuring they are properly supported without the need for a price rise.
- **Consistency across neighbouring areas:** Harmonising tariff times with Angus would create greater uniformity for both customers and drivers who frequently travel between the two council areas.

We feel this approach offers a fair and positive solution for all parties involved, and we would appreciate the council's consideration of this proposal.

Thank you for your time, and we look forward to hearing from you.

Kind regards

Thank you,

M. Asif
Director ETaxi

----- Original message -----

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

Date: 21/11/2025 09:21 (GMT+00:00)

To:

Subject: Potential Taxi Fare Increase

Hi All,

We have been asked to look at a potential fare increase from a member of the trade. We have spoken to the transport department and they have advised the fares can go up by the following after they have worked out the formula :

The review showed the following:-

- The 2024 review showed that the taxi tariff should be increased by 1.70%.
- The 2025 review showed that the taxi tariff should be increased by 2.92%.

I have attached a copy of the formula workings and the fare card showing the current fares and what the new fares would be.

If you are happy with the attached and want me to report this to the Licensing Committee for approval can you let me know by **15th December 2025**. If you don't reply then we will take it as you agree. The process would then take place and the fares would be increased from 1st April 2026 as this is the earliest dated we have increase them.

Thanks Lisa

Lisa Archibald,
Senior Electoral Services & Licensing Officer,
Dundee City Council, City Square, Dundee DD1 3BY
Email : lisa.archibald@dundeecity.gov.uk

~~TEL: 01382 434403~~

~~MOBILE: 0777 433 1549~~

"Do not open these types of documents from people you do not know since they might contain macros that will allow malicious code to be executed in your machine. Thanks."

"Do not open these types of documents from people you do not know since they might contain macros that will allow malicious code to be executed in your machine. Thanks."

 [Help is Available](#)



Executive Director
City Development

Dundee House,
50 North Lindsay Street, Dundee DD1 1LS

If calling, please ask for Daniel Garven
Desk No; 01382 433705
Mobile no; 07985878549

Email: daniel.garven@dundee.gov.uk

Our Ref:

Your Ref:

Date:
13.01.2026

AH & Co Dundee Ltd (SC511469)
Arfan Ul-Haq
Fireworks and Explosive Licence No. 21

The above applicant has recently applied to sell fireworks on all year-round basis. They are granted licenses annually to sell fireworks during the Guy Fawkes period, however, have been reported to the Licensing Committee in 2021 for the following:

Contravention of the Explosives Regulations, 2014 when it was discovered the amount of fireworks being stored on the premises was in excess of the 250kg NEC limit. No further action was taken by the Licensing Committee as they had promptly taken measures to rectify the situation.

Despite being granted a fireworks licences, this is a premises that we closely monitor due to the above issues and previous issues with Trading Standards. Due to the relatively short period that they are permitted to sell fireworks it enables us (Licensing) to monitor them closely to ensure all conditions are complied with. However, it is felt that if they are permitted to sell on an all-year-round basis, then that measure of control will be lost.

We also have to consider the potential for fireworks to end up in the control of persons who may use them for anti-social disorder. Kirkton Housing Estate which is situated nearby, has a history of anti-social disorder involving fireworks since 2020. This has gotten so bad that nationwide Police Support Units have been deployed to the area to ensure the safety of residents from this unlawful behaviour. This disorder has terrified residents and has received nationwide TV coverage due to its severity. Therefore, we must take into consideration that fireworks which are more readily available may be used for such purposes again.

After the disorder in 2022, the previous leader of Dundee City Council: John Alexander made a request for supermarkets to stop selling fireworks. Almost all supermarkets that were selling fireworks promptly stopped selling them and have continued to do so since then.

If we (DCC) allow the applicants, whom we have had issues with previously, to sell fireworks all year round, this sends a contradictory message to the residents of Dundee and to the



2

supermarkets who complied with this request. Whilst we acknowledge that there is no sure proof way to stop fireworks falling into the wrong hands and being used in such disorder we, (DCC) have a responsibility towards residents and should seek to minimise the chances of these incidents happening again.

Daniel Garven
Licensing Standards Officer(Civic)

APPENDIX ...4...

Dundee Trading Standards – AH & Co Ltd, T/A Haqs, 65-67 MacAlpine Road, Dundee, DD3 8RE

Date	Incident	Outcome
13/7/18	Consumer Complaint: Selling “poppers” next to the ice cream bar located within the shop	Consumer Advised to contact Police Scotland, as incident is out with Trading Standards remit.
30/07/19	Test Purchase: Underage Sales Person under 18 tried to purchase tobacco: Refused – NO SALE	N/A
23/10/19	Fireworks Inspection: “Dummy” marked fireworks located on the shop floor are not CE marked and display old British Standard (BS-7114-2) As these represent items that cannot be legally sold (Consumer Protection from Unfair Trading Regs 2008) they are removed from display.	Fireworks Guidance issued by Trading Standards.
31/10/19	Test Purchase: Underage Sales Person under 18 tried to purchase tobacco: Refused – NO SALE	N/A
06/10/21	Haqs contacted TS for advice regarding Firework storage limits and dates when fireworks can be sold within current licence	Guidance issued by Trading Standards
27/10/21	Fireworks Visit – TSO & LSO 20 x Pyrotechnics Sized by Trading Standards. Items did not display the correct warnings and were not CE marked as required by the Pyrotechnic Articles (safety) Regs 2015	Warning Letter & Firework Guidance issued by Trading Standards.
08/11/21	Haqs contacted TS for advice regarding dates and times that Fireworks can be supplied to the public. (New Rule change 6pm)	Guidance issued by Trading Standards
26/11/21	Consumer Complaint: Trading Standards responded to complaint about “Unsafe” fidget toy calendars being sold. In total 15 x Fidget Toy Calendars were seized as they had insufficient labelling, so did not comply with the Toy Safety Regulations 2013.	Warning Letter & Toy Safety Guidance issued by Trading Standards.

	Another Local Authority seized similar items and had these items tested against the BS-71 (Toy Standard) The items failed testing and were found to be a choking hazard and contain harmful plastics.	
03/03/22	Trading Standards Inspection (National Vape Project) Non-compliant vapes found within store. Lack of suitable labelling, warnings and oversized tanks. Items voluntarily removed from sale and returned to supplier.	Items voluntarily removed from sale.
01/11/22	Trading Standards Inspection: The following toys were seized by officers as they did not comply with the labelling requirements laid out in the Toy Safety Regs 2013 157 x Fidget Poppers 54 x Multi-coloured Fidget Poppers 10 x Plastic Expandable Balls	Warning Letter & Toy Safety Guidance issued by Trading Standards.
05/11/22	Test Purchase: Underage Sales Person under 18 tried to purchase Fireworks: Refused – NO SALE	N/A
27/02/23	Trading Standards – Test Purchase Shop worker sold a Nicotine Vaping Product to a person under the age of 18 years old (Tobacco and Primary Medical Services Scotland Act 2010)	Trading Standards issued FPN's to the seller and owner. The owner appealed his FPN, but this was rejected based on not having a robust underage sales procedure in place.
07/08/23	Test Purchase: Underage Sales Person under 18 tried to purchase tobacco: Refused – NO SALE	N/A
26/10/23	Fireworks Visit – TSO & LSO: Fireworks were being stored on the shop floor in cabinets that were not secured (no lock) This meant that they could be easily accessed by anyone.	Guidance issued by Trading Standards
30/10/24	Fireworks Visit – TSO & LSO Fireworks warning sign out of date and does not include the correct information that needs to be supplied to the public.	Warning letter & Firework guidance issued by Trading Standards.

	Fireworks were being stored on the shop floor in cabinets that were not secured (no lock) This meant that they could be easily accessed by anyone.	
04/11/24	Test Purchase: Underage Sales Person tried to purchase Fireworks after 6pm: Refused – NO SALE	N/A
27/08/25	Consumer Complaint: Allegation that counterfeit Labubu dolls (Trade Marks Act 1994) and single use vapes are being advertised on social media. After investigation, Officers found that Single Use Vapes were being advertised on social media for 99p despite there being a ban of such goods in place. (The Environmental Protection (Single Use Vapes) (Scotland) Regulations 2024	Warning Letter & guidance issued by Trading Standards
3/07/25	Routine Inspection: 7 x Nicotine Pouches Seized by Trading Standards as they did not display the suitable warnings and traceability in English (General Product Safety Regulations 2005)	Warning Letter & Safety guidance issued by Trading Standards

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APPENDIX ...5...

 Outlook

Member Hardship & Request for Dynamo Electric Taxi Approval (BN70 ZGH)

From Dundee City Taxi Drivers Association DCTDA ·

Date Fri 06/02/2026 16:42

To licensing.board ·

Lisa Archibald ·

Cc 

 6 attachments (1 MB)

Police test.jpeg; Taxi test.jpeg; WhatsApp Image 2026-01-30 at 11.40.59.jpeg; WhatsApp Image 2026-01-30 at 11.43.jpeg; WhatsApp Image 2026-01-30 at 12.02.12.jpeg; WhatsApp Image 2026-02-02 at 11.05.59.jpeg;

Dear Sir/Madam,

I'm reaching out to appeal to your sense of fairness and responsibility, as the President of the Dundee City Taxi Drivers Association, on behalf of our member, Muhammad Adeel Shaz Services International Ltd (Operator Licence No. 2026E).

We respectfully request that this committee recognise that the Dynamo Wheelchair-Accessible Electric Taxi is fully approved and suitable and approve vehicle BN70 ZGH for immediate operation, reflecting our confidence in its compliance.

The Reality on the Ground

Our member didn't try to cut corners. He followed every rule the Council set out. He was granted their licence in December, had it extended in January, and, based on those official green lights, he put his life savings into buying this car on January 17th.

Now, he is trapped. A technicality at the garage on January 30th regarding "roof height" has left a 100% electric, zero-emission vehicle sitting in a driveway instead of serving the vulnerable people of Dundee.

Why the "Fail" Doesn't Make Sense

The report says the roof is too low. Respectfully, we disagree. This isn't just a van became a DIY project in a shed; it's a Dynamo All-Electric WAV Taxi.

- It's TfL Approved: This exact car (Reg: BN70 ZGH) was a licensed taxi in London (License 62791). If it's good enough for the stringent wheelchair standards in London, it's certainly good enough for Dundee.
- It's Built for the Job: It has the 25 ft turning circle we need for our tight streets, and it produces zero emissions. While we talk about being a "Green City," we have a driver penalised for actually buying a green car.

A Plea for Fairness

Every day this vehicle remains inactive, our member faces significant financial hardship. This situation causes real distress for a small business committed to doing the right thing by choosing electric.

I am requesting two things from the Committee:

1. Add the Dynamo to the Approved List. We need more EV options, and this car is a proven, UK-engineered solution.
2. Let BN70 ZGH start working. Please grant a discretionary approval so our member can stop losing money and start serving the public.

Documents are attached for reference. Let's get this sorted so a hard-working driver can get back to work.

Yours faithfully,

Qaiser Habib, President, Dundee City Taxi Drivers Association

On behalf of Muhammad Adeel Shaz Services International Ltd



Environment Department
Fleet Workshops
Tel: 01382 434773

Monday to Thursday 8.00 - 12.30 hrs & 13.00 - 16.30 hrs
Fridays 8.00 - 12.30 hrs & 13.00 - 15.30 hrs
Closed Saturday, Sunday and Public Holidays

TAXI / PRIVATE HIRE - CAR EXAMINATION REPORT

International Ltd

Operator: <i>Shaz Services</i>	Licence No: <i>2026E</i>	Reg No: <i>BN70ZGH</i>
Mileage: <i>68553</i>	Make/Model: <i>NISSAN Dynamic NV-200</i>	Date: <i>30/1/26</i>
Full Test:	<input checked="" type="checkbox"/> Pre-Test:	

Taxi/Private Hire Car Full Test and Pre-test Examination Report

The above vehicle has been examined and found to be unsatisfactory for use as a taxi/private hire car as prescribed by regulation under Section 45 of the Road Traffic Act 1988 and Section 20 (1) of the Civic Government (Scotland) Act 1982. The vehicle cannot be operated as a taxi/private hire car until the defects listed below have been rectified and the vehicle re-examined.

DEFECT	Fail
<i>Remove Stracer from Drivers Window</i>	
<i>Vehicle not suitable as a wheel chair vehicle. Not on approval list and Roof too low for wheel chair access.</i>	
<i>Advise</i>	
<i>N151R tyre slightly Cracking/perishing</i>	

Taxi/Private Hire Car Bodywork/Paintwork Examination Report

The bodywork/paintwork of the above vehicle failed to meet the standards set by Dundee City Council and the vehicle must be returned for re-examination within 21 days of test date. Failure to comply will result in the vehicle being put off service and the operator reported to the Licensing Committee.

Operator / Driver:

Examiner:

On behalf of Dundee City Council

[Handwritten Signature]

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Transport for London (TfL)
LICENCE
to act as a motor hackney carriage
vehicle in London



Having been appointed by Transport for London to grant Cab Licences under the Metropolitan Public Carriage Act 1869, I hereby grant to the following a Cab Licence in respect of the motor cab identified below to ply for hire within the Metropolitan Police District and the City of London

Cab licence number: **627910501**
Date of Issue: **11 December 2024**
Start date: **11 December 2024**
Expiry date: **10 December 2025**

Current name & address of owner
ECLIPSEINTEGRATEDTELEPH
ONY LTD
18A BURGH HEATH ROAD
EPSOM
SURREY
KT17 4LS

Where the period between 'Date of Issue' and 'Expiry Date' is more than 12 months, this licence has been issued on the basis that there is a pre-existing valid licence which covers the intervening period.

Vehicle: **BN70ZGH**
Licensed to Carry: **5**
Manufacturer's Make: **DYNAMO**
Model: **Dynamo Taxi**
Body Type: **TAXI**
Vehicle Identification Number (VIN): **VSKTAAME0U0612532**

Should you need to change any of these details, please complete the required information on the back of this licence.

Unless you request otherwise, this vehicle will be added to the Congestion Charging exempt vehicles register.



Note: The vehicle is only exempt from the charge if you inform us of any changes detailed overleaf within 14 days. It will be removed from the register on expiry or surrender of the licence.

**Motor Vehicles (Tests) Regulations 1981
Certificate**

In accordance with the provisions of Regulations 6(4) of the Motor Vehicles (Tests) Regulations 1981, I certify that in granting this cab licence I am, as a result of a test, satisfied that on the Date of Issue above the motor cab complied with the prescribed statutory requirements.

**Motor Hackney Carriage Conformance
Certificate**

This certificate confirms that the above motor cab complies with the specifications as prescribed in the Conditions of Fitness 2006 and the London Cab Order, 1934 as amended.

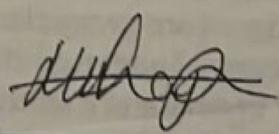
Any modification or alteration to the motor cab, including additional internal and external fittings or equipment to the motor cab, must be approved by London Taxi and Private Hire on behalf of Transport for London, the Licensing Authority. The item/s listed is/are approved.

The Licence is granted subject to compliance by the licensee with the provisions of all Acts, Regulations and Orders relating to the use of motor cabs and the licence conditions specified therein. This licence shall be in force for one year from the start date specified above unless sooner revoked or suspended.

Designated Vehicle s165 Equality Act 2010

Modifications/Fixtures/Fittings:
**Incident Recorder - External
Recording
CPD Ingenico - 2799**

Exemptions:


**On behalf of Transport for London
the Licensing Authority**

MAYOR OF LONDON



197891

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TAXI

TAXI

100% Electric

DYNAMO
TAXI

100% Electric

zero Emission

BN70 ZGH

Licensed Taxi
62791
BN70ZGH
10/12/25

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B: Date of first registration 22 09 2020

[B.1]: Date of first registration in the UK 22 09 2020

D.1: Make NISSAN

D.2: Type ME0M

Variant B

Version EV TAXI

Euro status

Real driving emissions

D.3: Model DYNAMO TAXI E-NV200

D.5: Body type TAXI

[X]: Taxation class ELECTRIC

[D.6]: Suspension type

[Y]: Revenue weight

P.1: Cylinder capacity (cc)

V.7: CO₂ (g/km)

P.3: Type of fuel ELECTRICITY

S.1: Number of seats, including driver 6

S.2: Number of standing places (where appropriate)

[D.4]: Wheelplan 2-AXLE-RIGID BODY

J: Vehicle category M1

K: Type approval number E11*2007/46*4615*00

P.2: Max. net power (kW)

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- **Link:** [London Taxi Conditions of Fitness \(PDF\)](#) 21

Specific Technical Evidence to Highlight:

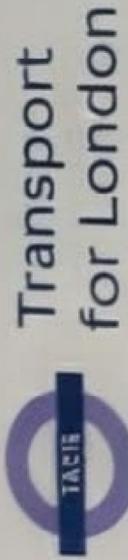
When you amend the statement I gave you, make sure to include these two points which are specific to the Dynamo:

- **The "Turning Circle" Modification:** Mention that the Dynamo is not a standard Nissan NV200. It was re-engineered by Dynamo Motor Company specifically for London to meet the **25ft (8.1m) turning circle**. This proves it is a bespoke taxi, not just a van.
- **The "Low" Perception:** Explain that while the roofline might *look* lower than a LEVC TX, it meets the **Minimum Headroom** requirement for London (usually around 1300mm), which is designed to accommodate a person in a standard wheelchair comfortably.

Final Tip for Dundee:

Dundee City Council often follows the "Taxis and Private Hire Car Inspection Manual" used across Scotland. If the testers are using a "van" measurement instead of a "purpose-built taxi" measurement, they are making an error.

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Licensed Taxi

62791

BN70ZGH

Licensed to Carry

5

Persons

Expires
10/12/25



02791 BN70ZGH 810/12/2011/10/24

11/12/24 12:10:02 45 MBKLP

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Re: Member Hardship & Request for Dynamo Electric Taxi Approval (BN70 ZGH)

From Bob Donnachie ·

Date Mon 09/02/2026 15:26

To licensing.board <licensing.board@dundeecity.gov.uk>; Fraser Crichton

Hi Lisa

The reason we did not accept this on as a wheel chair accessible vehicle is when you are entering the vehicle in a wheel chair you need to bend your neck to get in under the doorway.

In the early stages of wheelchair vehicles going on we had guidance that said a lot of wheelchair passengers had back problems and could not bend their neck for getting in and out of vehicles therefore when testing these to see if they were suitable if we had to bend our neck when we were in the wheelchair we would not pass them as being suitable.

This vehicle in question Nissan ENV 200 has entry in the side door for the wheel chair. The Nissan ENV 200 we have past as being suitable has a rear entry with the floor cut away and lowered to allow more head room.

Thanks
Bob

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Memorandum

To	SENIOR ELECTORAL SERVICES & LICENSING OFFICER, SUPPORT SERVICES	
From	Gabrielle Hayes – Ext. 6842	
Our Ref	GH/PC STL/DD00278N	
Your Ref		
Date	11 February 2026	
Subject	Civic Government (Scotland) Act 1982 (Licensing Of Short-term Lets) Order 2022 2A Glenagnes Street, Dundee – Mr Mohammed Zaveri SECONDARY LETTING 26 February 2026 Licensing Committee	(8 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 31 January 2029:

- The following required certification remains outstanding:
 1. Confirmation from the insurer is required that the buildings insurance covers the short term let activity.
- Building Standards are currently assessing whether the recent electrical works in relation to the new fire alarm system and emergency lighting require a Building Warrant.
- No objections have been received from the Planning Section of City Development, Food Safety & Health & Safety Section of City Development or the Scottish Fire and Rescue Service.
- This application was received on 09 July 2025 and the last scheduled Committee for this application to be determined is 26 March 2026.

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/PC STL/DD00279N	
Your Ref		
Date	11 February 2026	
Subject	Civic Government (Scotland) Act 1982 (Licensing Of Short-term Lets) Order 2022 23 Brown Constable Street, Dundee – Mr Mohammad Ossman (8 persons) SECONDARY LETTING 26 February 2026 Licensing Committee	

In respect of the above application, I would make the following representation in regard to a licence being issued for a house in multiple occupation to the period 31 January 2029:

- The following items identified on PSSU's report, dated and sent on 30 Sept 2025 remain outstanding:
 1. Bedroom 2 – Repair faulty extract fan in en-suite shower room.
 2. Bedroom 2 – Replace cracked wash hand basin in en-suite shower room.
 3. Dining Kitchen - Replace broken door handles; springs failed. Ensure door can fully close on the stop.
 4. Utility Room - Ensure window in this room can be locked – this can be achieved by providing a key(s).
 5. Health & Safety - Provide Carbon Monoxide detectors in both the Kitchen and Utility Room.
 6. Health & Safety - BS EN 50291 requires all CO (carbon monoxide) detectors to be marked with the replacement date.
- The following required certification remains outstanding:
 7. Written consent from the current owner requires to be submitted to DCC Licensing Department, confirming that they allow the property to be used as Short-Term Let accommodation.
 8. Current Buildings and Public Liability Insurance certificate requires to be submitted, with the current owner shown as the policyholder.
- The application form indicates an occupancy of 2 within Bedroom 1 however, at inspection this room did not meet the space standards for a double occupancy therefore a single occupancy would be acceptable.
- Building Standards are currently assessing whether the recent electrical works in relation to the emergency lighting requires a Building Warrant.
- No objections have been received from the Planning Section of City Development, Food Safety & Health & Safety Section of City Development or the Scottish Fire and Rescue Service.
- This application was received on 16 July 2025 and the last scheduled Committee for this application to be determined is 26 March 2026.

GABRIELLE HAYES
PRIVATE SECTOR SERVICES MANAGER

1. The owner of the property must provide written confirmation of ownership to DCC Licensing Department and copy me into this correspondence.
2. The owner of the property must provide written consent to DCC Licensing Department, confirming that they allow the property to be used as Short-Term Let accommodation, and copy me into this correspondence.
3. The owner/letting agent must confirm in writing to DCC Licensing Department, that they are applying for a licence for seven occupants, rather than eight, due to Bedroom1, on Ground Floor, only being a suitable size for one occupant.
4. A current Buildings and Public Liability Insurance certificate should be submitted, with the current owner shown as the policyholder.
5. A Building Warrant and Completion Certificate must be obtained in respect of the newly-installed, hard-wired, Emergency Lighting in the property.
6. Repair faulty extract fan in Bedroom 2 en-suite.
7. Replace cracked wash hand basin in Bedroom 2 en-suite.
8. Replace broken door handles on Dining Kitchen door; springs have failed.
9. Ensure Ground Floor Utility Room window can be locked; provide a suitable key.
10. Ensure the Carbon Monoxide detectors in the Kitchen and Utility Room are suitably located, in accordance with the manufacturer's recommendations, between 1 and 3 metres from the gas hob and boiler, and are fixed to the walls.
11. BS EN 50291 requires both CO detectors to be marked with the replacement dates.
12. Provide electrical certification (BS 7671) to cover the installation of the Emergency Lighting.

