

63642 HMO Status

Flat 5, 3 (3f1) Bernard Terrace, EH8 9NX

Did the 7 May 2026 application include an updated floor plan detailing structural layout changes, or was it submitted using the identical physical configuration from the 2015 baseline?

Information not held, the 2015 floor plan is not held by the Council.

Did the applicant or managing agent (CMG Residential) declare anywhere in the application packet that the flat would undergo major works rendering it temporarily uninhabitable?

No, there would be no legal requirement on any applicant to advise the Council of works, provided that said works do not alter the previously notified layout.

Did the applicant apply for a temporary suspension of the HMO license to safely execute construction works, or did they request a standard, uninterrupted continuation of the operational license?

The application is for a new licence due to a change in licence holder. There is no mechanism within the Housing (Scotland) Act 2006 to suspend a licence.

Can the council confirm that there are zero active, pending, or approved Building Warrant applications for this property within the last 3 years (the maximum legal lifespan of a warrant in Scotland), meaning no authorized structural alterations are currently permitted on this tenement footprint?

There are no such applications within the requested timeframe for this property.

Given the property's historical 2015 capacity baseline, did the 7 May 2026 application trigger a requirement for an updated, modern risk assessment or an on-site joint inspection by the Scottish Fire and Rescue Service (SFRS)?

The property will be inspected as part of the application process and the SFRS will be consulted on the application as required by the 2006 Act. Whether SFRS inspects is an operational matter for them.

Has the applicant or managing agent filed any modern declarations, architectural changes, or minor works notifications specifically addressing the property's legacy rooms—namely, the bedroom that utilizes a high-level ceiling window requiring a mechanical opening pole, and the inner bedroom that requires occupants to escape directly through the communal living room?

Information not held.