

Duty Holder
10 Links Place
Edinburgh
EH6 7EZ

Date 2 August 2022
Reference

Dear Sir/Madam

HOUSING (SCOTLAND) ACT 2006, PART 5
LICENSING OF HOUSES IN MULTIPLE OCCUPATION
PREMISES: 10 LINKS PLACE, EDINBURGH EH6 7EZ

We carried out an inspection of the property on 02 August 2022 to assess the physical compliance of the property. At that inspection we identified works that are required to bring your premises to the required standard. These works are detailed in the attached schedule.

We have assessed the works that are required and have set a timescale of 28 days as a reasonable time to have completed the works by. I require written confirmation or documentation that the works specified in the schedule have been completed by **30 August 2022**

I must advise you that any matters, which remain outstanding after the above date, may form the basis for a recommendation for refusal of the licence application.

The Scottish Government published Fire Safety Guidance for sleeping accommodation, which applies to HMO properties, in 2006. The Fire Safety Guidance states that existing domestic panel doors, in general, are not suitable for use to control the spread of fire.

The Scottish Fire and Rescue Service have recently issued specific direction to reflect the local construction methods in Edinburgh to allow applicants to comply with the fire door elements of the 2006 Fire Safety Guidance by using existing doors or upgrading them as appropriate. The full guidance can be found online at:
http://www.edinburgh.gov.uk/downloads/file/9241/hmo_fire_doors_guidance.

At the inspection we found that some work is needed, as specified in the schedule, to bring the doors in the property up to the required standard.

For further information about HMO licensing, you can view our website:
www.edinburgh.gov.uk/hmollicence.

[Redacted Signature] (HMO Inspections), Directorate of Place

City Chambers, High Street, Edinburgh, EH1 1YJ
Tel [Redacted] | [Redacted]@edinburgh.gov.uk



INVESTORS
IN PEOPLE

Gold



Yours sincerely

[Redacted Signature]

Schedule Of Works – 10 LINKS PLACE, EDINBURGH, EH6 7EZ

If you wish to discuss any of the undernoted points, please contact [Redacted] on [Redacted] or [Redacted] [@edinburgh.gov.uk](mailto:[Redacted]@edinburgh.gov.uk)

1. Room Sizes

The below table advises the SQM of each room

Room Number	Size SQM	Room Number	Size SQM
1	11.73	19	7.77*
2	15.77	20	10.05
3	8.28*	21	10.07
4	6.67*	22	10.53
5	36.92	23	13.50
6	46.48	24	10.13
7	25.34	25	7.61**
8	9.013*	26	8.93*
9	9.20*	27	9.26*
10	9.44*	28	16.22
11	12.58	29	21.66
12	12.70	30	31.94
13	8.98*	31	9.7*
14	7.28*	32	8.7*
15	10.45	33	8.9*
16	8.62*	34	9.4*
17	8.93*	35	15.48
18	10.85		

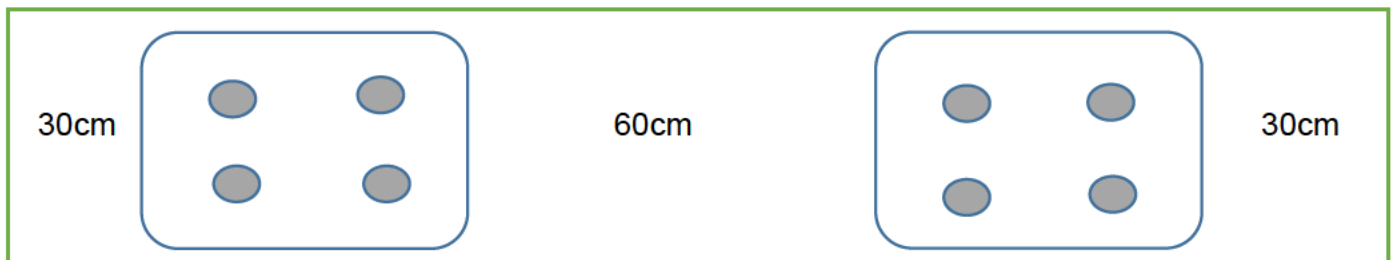
- Room sizes with a * do not meet the minimum criteria for an HMO bedroom where there is no lounge provided.
- Room sizes with a ** do not meet the minimum room width of 2.25m
- Rooms that have more than one occupant and no lounge require to be a minimum of 15sqm

2. Kitchen facilities

The kitchen facilities in the property do not meet the standards for the number of occupants applied for. To obtain an HMO licence for the property you will be required to provide either all meals to the occupants or provide the necessary kitchen facilities. These will vary depending on the number of occupants. The table below advises the number of appliances and worktop length for the number of occupants excluding facilities already in place

Kitchen Facilities	Standard
Sinks	9
Fridges	-
Freezers	9
Ovens	9
Hobs	9
W/Top length (50 Occupants)	18.64m

Please note, cookers/hobs must have a minimum of 30cm on either side for activity space. I have provided an example below.



3. Sanitary Facilities

It was noted during the inspection that most the bedrooms have en-suite facilities including a shower, toilet and a wash hand basin.

4. Disrepair

It was noted during the inspection that there are a number of issues with the windows in the property. There is a mixture of windows in the property including sash and case, velux and also tilt and turn. Please ensure that all windows can remain open unaided and also ensure the external cills and mastic are present and of a good condition. For properties on lower levels, please ensure the window restrictors are re-instated for security. Please note there is also a cracked pane in the left-hand side window of bedroom 34.

5. Sockets

Each bedroom is required to have a minimum of six sockets in each room. At the time of inspection it was noted that bedrooms 27-25 and also bedroom 16 have a further 2 sockets added to the room

6. Trip Hazard

It was noted at the time of inspection a number of carpets have split and are causing a trip hazard. Please ensure these are suitably secured to reduce the risk of injury.

END OF SCHEDULE

Inspection Report Guidance Notes

1. For your information, all upholstered furniture must comply with the Furniture and Furnishings (Fire) (Safety) Regulations 1988 as amended. All mattresses, bed bases and furnished headboards must comply with the current edition of BS 7177 + A1: 2011 for domestic use (low hazard).
2. One of the conditions of an HMO licence is that you are expected to have a system in place, which provides for continuity of safety certification. This means that you should ensure there is no time gap between the expiry of a certificate and its renewal. You should maintain records of your historic certificates as this will be required for your renewal application (in addition to other legal duties to retain certain certificates).