

[REDACTED]
[REDACTED]
8 John's Place
South Leith
Edinburgh
EH6 7EL

Date: 25 November 2022

PRS Ref: 915751

LIC Ref:

Dear Sir/Madam,

HOUSING (SCOTLAND) ACT 2006, PART 5
LICENSING OF HOUSES IN MULTIPLE OCCUPATION
Property: 6 JOHN'S PLACE, EDINBURGH, EH6 7EP

We carried out an inspection of the property on 14 November 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 23 November 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.

For further information about HMO licensing please contact Licensing on 0131 529 4208 or licensing@edinburgh.gov.uk.

Yours faithfully,

[REDACTED]

Schedule Of Works – 6 JOHN'S PLACE, EDINBURGH, EH6 7EP

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. Kitchen - 1 cooker with oven, grill and 4 cooking plates or rings for a maximum of 5 persons (6 required for 29 persons).

There are 4 cookers provided within the kitchen. I require you to provide me with information on what mitigating factors the City of Edinburgh Council should take into consideration to allow us to apply an exemption to this physical standard and recommend the granting of this licence

2. Kitchen - 1 sink with integral drainer for a maximum of 5 persons (6 required for 29 persons).

There are 4 sinks provided within the kitchen. I require you to provide me with information on what mitigating factors the City of Edinburgh Council should take into consideration to allow us to apply an exemption to this physical standard and recommend the granting of this licence.

If you wish to discuss any of the undernoted points please contact [REDACTED] **Seconded Fire Safety Enforcement Officer (HMO), Scottish Fire and Rescue Service,** on [REDACTED] or [REDACTED] [@firescotland.gov.uk](mailto:[REDACTED]@firescotland.gov.uk).

3. Measures to Prevent the Spread of Fire and Smoke

The undernoted doors should be fitted with a self-closing device, capable of closing the doors automatically from all angles of opening, including the fully open position.

- Cupboard 1 in bedroom 16
- Cupboard 1 in bedroom 20.

4. Fire Warning and Detection System

Details of the fire alarm zone information and plans, clearly indicating the extent of those zones, should be provided at the main fire alarm panel.

The Scottish Fire and Rescue Service acknowledge that the granting of a licence under Part 5 of the Housing (Scotland) Act 2006 is a matter for the relevant Local Authority HMO Licensing Department.

END OF SCHEDULE

Inspection Report Guidance Notes

1. For ease of identification this department numbers rooms in a clockwise direction around the hallway from the flat entrance door. If bedroom doors have their own numbers on them then this system does not apply.
2. 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).
3. 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).