

**Civic Government (Scotland) Act 1982  
Application for Renewal of House in Multiple Occupation (HMO) Licence  
Parkhead Lodge, Edinburgh Road Penicuik**

**Report by Director, Corporate Resources**

**1 Introduction**

A licence as a House in Multiple Occupation is required where three or more unrelated persons are to be accommodated in the same house.

**2 Background**

Midlothian Council and Mrs Alexandra Marks, Buccleuch House, White Hart Street, Dalkeith have applied for the renewal of an HMO licence in respect of Parkhead Lodge, Edinburgh Road, Penicuik. The maximum number of residents is five persons. A Map showing the location is attached as **Appendix 1**.

**3 Consultation**

The Police, Fire and Rescue Services and the Council's Managers of Environmental Health and Trading Standards, Building Standards, Housing and Planning have been consulted.

**4 Representations**

One letter of representation has been received. (**Appendix 2**)

**5 Reports From Consultees**

The Police offer no objection. The Fire and Rescue report is awaited. Normally they will report that the fire safety measures were found to be adequate or any deficiencies are not sufficient to give cause for public safety concerns. The Building Standards, Planning and Environmental Health Officers have no adverse comment to make.

The applicant has submitted a report, as shown in **Appendix 3** hereto.

**6 Procedure at Hearing**

The procedure for the Hearing is as shown in a separate report. The Committee should consider the representations and give the objectors and the applicant the opportunity to be heard and take a decision in their presence.

## **7 Conclusion**

### **Letter of Representation**

In respect of the letter of representation, there appears to be continuing fear of a rise in the incidence of crime in the community as the result of the activity.

## **8 Options**

The options available to the committee appear to include agreeing:-

- (a) to grant the application for the renewal of the licence subject to the standard conditions;
- (b) as (a) above but restrict period and / or other;
- (c) as (a) or (b) above but subject to additional reasonable conditions;
- (d) to counsel the applicant; or
- (e) to refuse to grant the application on reasonable grounds.

## **9 Resource Implications**

Any resource implications are likely to impact on the Housing Service, as homeless persons are to be accommodated in these premises.

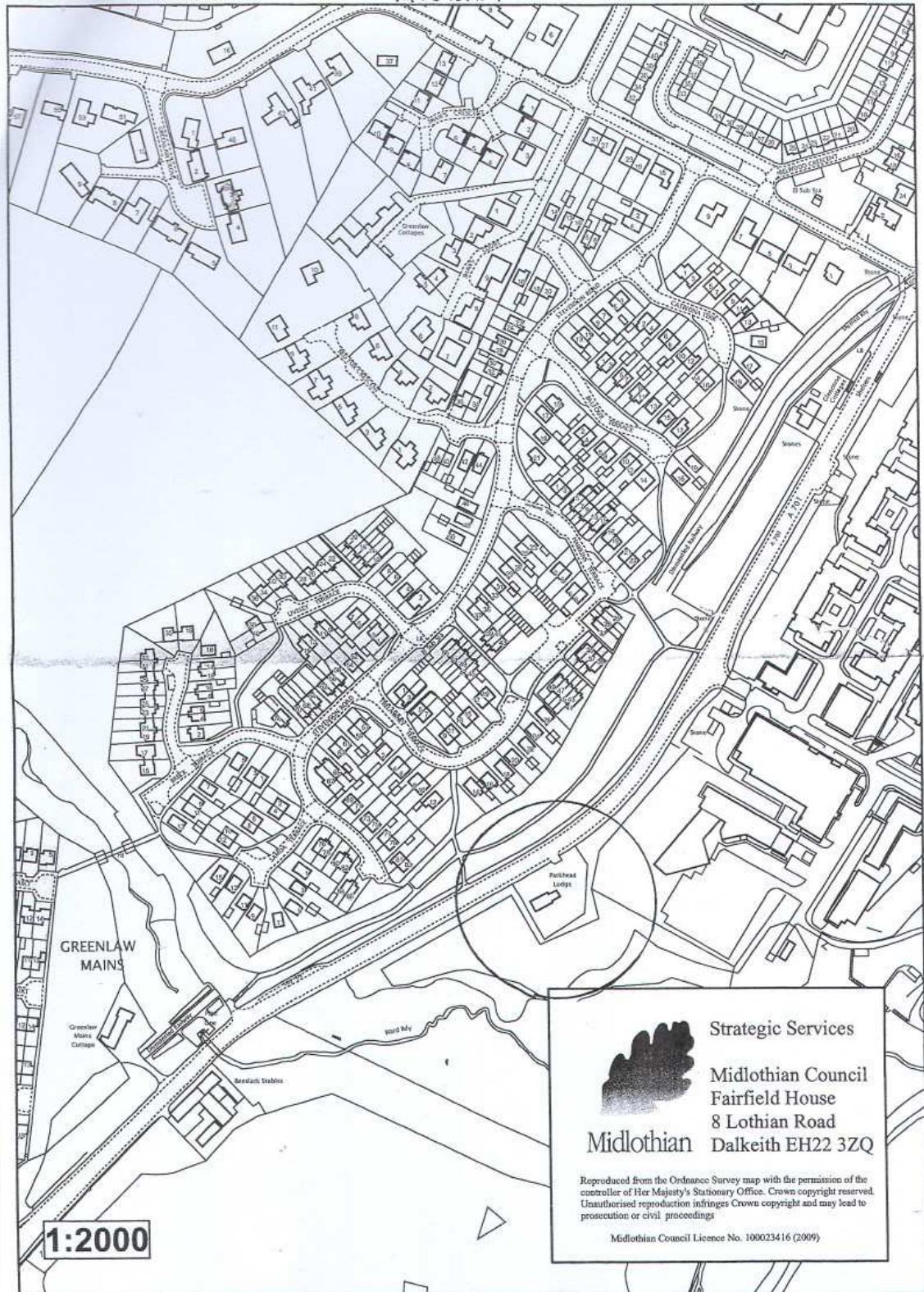
## **10 Recommendation**

The Committee is invited to consider the application.

**19 December 2012**

<b>Contact Person:</b>	<b>Mr R Atack</b>	<b>Tel No: 0131 271 3161</b>
<b>Background Papers:</b>	<b>File CG 10.26( ) (RGA)</b>	

## APPENDIX 1



## APPENDIX 2

MIDLOTHIAN COUNCIL

13 SEP 2012

RECEIVED

16 Trelawney Terrace

Penicuik

EH26 0NB

17<sup>th</sup> September 2012

**Ref:** Parkhead Lodge, Parkhead Lodge, Edinburgh Road, Glencorse, Penicuik, EH26 0NP. HMO application

Dear Sir/ Madam

I am writing to make representation about the HMO licence renewal for Parkhead Lodge, Milton Bridge, Penicuik. I would like to see the initial restrictions, (with the exception of condition 5) which were placed on the licence when it was first granted retained for the renewed licence. These restrictions were as follows:

- The application be granted for a period of one year
- Subject to production of a monthly report,
- Restriction of the quantity of visitors,
- Operation of a 'rapid removal' policy,
- The formation of a liaison group and a community safety group

I would like to see some evidence that these initial conditions placed on the licence by committee have in fact been complied with. Last year at renewal time there had been 29 Police calls within the previous year. This year when I checked there had been 28 calls from August 2011 to August 2012. This is still not good enough and we have also had some anti social behaviour and noise from the wooded area immediately across the road from Parkhead Lodge.

This shows that the initial restrictions are still required. It looks like the liaison group is not going to happen so I am happy if that restriction is dropped but I would like to see it replaced with a commitment to continue the 24 hour on-site social workers. Also at the last renewal there was some doubt about the rapid removal policy being in place due to the Tenancy contracts that were being used. I would like to ensure that the contracts issued to tenants reflect and allow the "rapid removal" policy.

Yours Faithfully



Graeme Cassie

Graeme Cassie

16 Trelawney Terrace

Penicuik

EH26 0NB



## **APPENDIX 3**

### **Parkhead Lodge Report – September 2012**

Parkhead Lodge comprises a House of Multiple Occupation (HMO) containing 5 bedspaces and a separate building of 8 self contained move - on flats for young people. The complex houses mixed –sex occupants and there are staff present on site 24 hours a day to provide supervision and support.

#### **Staffing**

Support staff are contracted from Aspire. They are based in the project five days a week, providing activity plans and financial management support to residents. There is one night caretaker on duty in the evenings. Aspire have had a recent change of management and project staff which has resulted in an introduction of more stringent application of the rules regarding visitors and also more effective client keyworking.

#### **Accommodation review since current HMO licence granted.**

The current HMO licence was issued in September 2011. Since then, there has been relocation of some residents between the flats and into the house for financial reasons, where they failed in tenancies due to accruing rent arrears. Support work has focussed with these clients around money management and budgeting skills, with their residency in the HMO house becoming more long term.

Historical incidents or prior offences by a couple of residents resulted in their court appearances or negative publicity. None of these incidents occurred during their occupancy at Parkhead Lodge. A risk assessment is carried out with all homelessness clients, and determined before admission to any temporary accommodation, including Parkhead Lodge, to ensure they are not a risk to themselves, other people or the neighbouring community.

#### **Police activity**

There have been 28 calls recorded by the police since the last HMO licence was issued. These include calls regarding missing persons, in accordance with the social work missing persons' protocol. None of these have been from persons external to the service; they have been calls from inside the complex regarding other residents or reporting harassment. Community members have not contacted the police in the last twelve months.

#### **Future planning action**

It is envisaged that the residents will become more integrated into the local community through the enhanced activities and keyworking. There is engagement with activity co-ordinators from Midlothian Council Community Learning & Development and The Prince's Trust to review options and opportunities with the young people to have more structure to their lives.