

69282

Application for Grant/Renewal of A Housing in Multiple Occupation Licence

FEE: £300

Date Received: _____
 Received by: _____
 Receipt No: _____
 Fee Paid: _____

EACH QUESTION IN RELEVANT SECTIONS MUST BE ANSWERED (IN BLOCK CAPITALS AND BLACK INK)

SECTION 1 - TO BE COMPLETED IF A NATURAL PERSON

FULL NAME:	STATUS: MR/MRS/MS
HOME ADDRESS:	AGE:
POSTCODE:	DATE OF BIRTH:
DAYTIME TELEPHONE NUMBER:	PLACE OF BIRTH:
HOME TELEPHONE NUMBER:	
IS THE APPLICANT TO CARRY OUT DAY TO DAY MANAGEMENT OF THE ACTIVITY? YES/NO	IF NO, GIVE FULL NAME, ADDRESS AND DATE OF BIRTH OF ANY EMPLOYEE OR AGENT SO ENGAGED.

SECTION 2 - TO BE COMPLETED IF NOT A NATURAL PERSON (e.g. COMPANY OR PARTNERSHIP)

FULL NAME: <u>ARCHERFIELD (MOTHERWICK WHITAW) SOCIETY</u>	ADDRESS OF PRINCIPAL OR REGISTERED OFFICE: <u>'ARCHERFIELD'</u> <u>17 DOUGLAS ST,</u> <u>MOTHERWICK</u> <u>MK1 3JQ</u>
DAYTIME TELEPHONE NUMBER: <u>01698-263309</u>	

FULL NAMES, PRIVATE ADDRESSES AND DATES OF BIRTH OF DIRECTORS, PARTNERS OR OTHER PERSONS RESPONSIBLE FOR ITS MANAGEMENT (USE SEPARATE SHEET IF NECESSARY).

SEE SEPARATE SHEET

FULL NAME, PRIVATE ADDRESS AND DATE OF BIRTH OF EMPLOYEE OR AGENT TO CARRY OUT DAY TO DAY MANAGEMENT OF THE ACTIVITY.

HOUSE KEEPER Mrs ROSALIE McMAHON
HOUSEKEEPERS PART
17 DOUGLAS ST
MOTHERWICK
MK1 3JQ

DOB 19.1.43

SECTION 3 - TO BE COMPLETED BY THE OF APPLICANT

ADDRESS OF PREMISES TO BE USED AS A HOUSE IN MULTIPLE OCCUPATION

"ARCHERFIELD"
17 DOUGLAS ST
MIDTHERNERA

POST CODE 1411 8TQ

DESCRIPTION OF ACCOMMODATION:

FLAT	NO. OF APARTMENTS	12
SEMI-DETACHED HOUSE	NO. OF STOREYS	2
DETACHED HOUSE <input checked="" type="checkbox"/>		
TERRACED HOUSE	NO. OF ROOMS TO BE USED FOR LETTING PURPOSES	10
MAISONETTE		

TOTAL NUMBER IN PREMISES OF -

WATER CLOSETS	15	SINKS	3
BATH OR SHOWER	13	WASH HAND BASINS	16
COOKERS	2	REFRIGERATORS	9

PLEASE PROVIDE DETAILS OF HEATING FACILITIES:

1 CONCOO EX 170
1 BAKI BAHAMA 100

NO. OF PERSONS OCCUPYING: HOUSE AT DATE OF APPLICATION

MALES	3	FEMALES	7
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ARE ANY OF THESE PERSONS MEMBERS OF THE SAME FAMILY? YES / ~~NO~~

IF YES, PLEASE PROVIDE FURTHER DETAILS.

MR DONALD SUTHERLAND - MRS MARGARET ~~PERE~~ BROTHER
AND SISTER.

SECTION 4 - TO BE COMPLETED BY ALL CATEGORIES OF APPLICANT

HAS ANY PARTY NAMED IN SECTIONS 1 OR 2 EVER BEEN CONVICTED OF ANY CRIME OR OFFENCE (THIS INCLUDES CONTRAVENTION'S OF BYE-LAWS, ENVIRONMENTAL HEALTH/FOOD HYGIENE REGULATIONS AND ROAD TRAFFIC OFFENCES AND ANY OTHER CONVICTION OF ANY KIND)? IF SO, SUBJECT TO THE PROVISIONS OF THE REHABILITATION OF OFFENDERS ACT 1974, PLEASE GIVE PARTICULARS BELOW. INCLUDE OFFENCES FOR WHICH YOU WERE ADMONISHED (CONTINUE ON SEPARATE SHEET IF NECESSARY).

PLEASE ANSWER YES OR NO No

NAME	DATE	COURT	OFFENCE	SENTENCE

NOTE: ALL CRIMINAL OFFENCES MUST BE DECLARED

<p>HAVE YOU EVER APPLIED FOR AND BEEN REFUSED A LICENCE FOR THE SAME OR SIMILAR TYPE OF ACTIVITY?</p> <p>YES/NO</p>	<p>IF YES WHEN WERE YOU REFUSED?</p> <p>FOR WHICH TYPE OF ACTIVITY WERE YOU REFUSED?</p> <p>WHICH AUTHORITY REFUSED YOU A LICENCE/PERMIT?</p>
<p>DO YOU CURRENTLY OR HAVE YOU PREVIOUSLY HELD ANY LICENCE UNDER THE PROVISION OF THE CIVIC GOVERNMENT (SCOTLAND) ACT 1982?</p> <p>YES/NO</p>	<p>IF YES, FOR WHICH TYPE OF ACTIVITY?</p> <p>WHEN WAS THE LICENCE GRANTED?</p> <p>WHICH AUTHORITY GRANTED THE LICENCE?</p>

- (A) I DECLARE THAT I SHALL, FOR A PERIOD OF 21 DAYS COMMENCING WITH DATE HEREOF, DISPLAY AT OR NEAR THE PREMISES SO THAT IT CAN CONVENIENTLY BE READ BY THE PUBLIC, A NOTICE COMPLYING WITH THE REQUIREMENTS OF PARAGRAPH 2(3) OF SCHEDULE 1 OF THE CIVIC GOVERNMENT (SCOTLAND) ACT, 1982.
- (B) I DECLARE THAT ALL PARTICULARS GIVEN BY ME ON THIS FORM ARE TRUE AND HEREBY CONSENT TO THE COUNCIL CARRYING OUT SUCH BACKGROUND INQUIRIES AS THEY CONSIDER NECESSARY TO ASCERTAIN MY SUITABILITY AS AN APPLICANT.

ANY PERSON WHO IN OR IN CONNECTION WITH THE MAKING OF THIS APPLICATION MAKES ANY STATEMENT WHICH HE KNOWS TO BE FALSE OR RECKLESSLY MAKES ANY STATEMENT WHICH IS FALSE IN A MATERIAL PARTICULAR SHALL BE GUILTY OF AN OFFENCE AND LIABLE, ON SUMMARY CONVICTION, TO A FINE NOT EXCEEDING £2,500

SIGNATURES:





DATE:



(WHERE A CO-PARTNERSHIP, EACH PARTNER SHOULD SIGN. IF A FIRM, STATE POSITION OF SIGNATORY)

DATA PROTECTION ACT 1998

THE INFORMATION SUPPLIED WILL BE USED FOR THE PURPOSES OF THIS APPLICATION AND IN ACCORDANCE WITH THE DATA PROTECTION ACT 1998

IMPORTANT NOTES

- (1) YOU MUST ENCLOSE THE FOLLOWING WITH THE APPLICATION FORM: -
- (a) THE RELEVANT FEE. (PLEASE NOTE THAT THE FEE IS TO COVER THE COSTS OF PROCESSING THE APPLICATION AND IS NOT REFUNDABLE).
 - (b) TWO COLOUR PHOTOGRAPHS, PASSPORT SIZE, COMPRISING A RECENT LIKENESS OF THE APPLICANT.
 - (c) A COPY OF THE LEASE WITH TENANTS.
 - (d) A COPY OF ANY WRITTEN TENANCY AGREEMENT.
 - (e) SIX SETS OF PLANS OF THE PREMISES.
2. IN THE EVENT OF ANY FURTHER ENQUIRIES PLEASE TELEPHONE 01236 616548.

TO BE COMPLETED AND RETURNED TO THE ENVIRONMENTAL HEALTH MANAGER
NORTH LANARKSHIRE COUNCIL, PLANNING AND ENVIRONMENT DEPARTMENT,
PROTECTIVE SERVICES DIVISION, FLEMING HOUSE, 2 TRYST ROAD, CUMBERNAULD G67 1JW

Abbeyfield (Motherwell & Wishaw) Society - Executive Committee

Rev.W.Stuart Dunn(dob 17 - 4 - 41)
15 Orchard Street, Motherwell, ML1 3JE

David Marshall (dob 20 -2 -55)
16 Overton Park, Strathaven, ML10 6UW

Mrs Elspeth M.Dunn (dob 7 - 5 - 46)
15 Orchard Street, Motherwell, ML1 3JE

Mrs Jan Ellis (dob 18 -5 -37)
2c Elvan Court, Elvan Street, Motherwell, ML1 3EL

Mrs Elspeth Ross (dob 15 - 4 - 36)
20 Alexander Gibson Way, Motherwell, ML1 3FA

Mrs Olive McCunn (dob 9 -6 -30)
2 McIntosh Way, Motherwell, ML1 3BB

Mrs Susan McBride (dob 17 -8 -48)
10 Fallside Road, Bothwell, G71 8HF

Mrs Helen Gibson (dob 3 - 2 - 39)
13 Kerr Grieve Court, Leven Street, Motherwell, ML1 2SX

Mr Tom Stewart (dob 3 - 9 - 30)
33 Lodge Tower, Motherwell, ML1 2AY

Mrs Agnes Stewart (dob 19 -9 -30)
33 Lodge Tower, Motherwell, ML1 2AY

Mrs Elsie Cumming (dob 9 -12 -34)
30 Hillhead Avenue, Motherwell, ML1 4AF

Miss Susan Connor (dob. 10 -4 -34)
109 Parkneuk Street, Motherwell, ML1 1BY

Report by Director of Planning & Environment, Building Control Section

Report To: D Calder, Protective Services Division, Southern Area Office
Scomag House, Crosshill Street, Motherwell ML1 1RU

Date: Thursday, November 28, 2002

Report No: S/BC/87.05/004

Contact Officer: S McGregor

Subject: Archerfield, 17 Douglas Street, Motherwell
Civic Government (Scotland) Act 1982
Application for the Grant of a Licence
Houses in Multiple Occupation

It should be noted that adoption of the following recommendations, which have as their basis the Scottish Executive Document 'Guidance on the Mandatory Licensing of Houses in Multiple Occupation', is considered to provide an appropriate level of fire safety.

Purpose of Report: To advise Head of Protected Services on Planning and Environment's Building Control Section means of escape and fire safety recommendations with respect to a House in Multiple Occupation.

Note: In compiling this report this Section has referred to storeys of the building in accordance with the Building Standards (Scotland) Regulations 1990.

Information: The property consists of a traditional three storey sandstone villa with a purpose built extension to the rear providing sleeping accommodation for 10 occupants together with an on site care-taking facility. The inspection was carried out on 16th April 2002 in the presence of the applicant.

Recommendation: It is this Section's view that the following works require to be completed and where relevant, certificates forwarded to this authority to permit a recommendation of approval to be given.

1. The ground floor area should be provided with a system of smoke detection in accordance with BS 5839: Part1: 1988.

2. The ground floor area should be fitted with an emergency lighting system installed in accordance with BS 5266:Part1: 1999.
3. The house keepers flat should be fitted with a manual call point installed in accordance with BS 5839: Part 1: 1999.
4. The bedroom doors, numbered 8, 9 and 10 to the new extension, should be fitted with intumescent fire and smoke seals to the head of the door.
5. The new extension should be fitted with smoke detection and manual fire alarm call points in accordance with BS 5839: Part 1: 1985.
6. The stair leading into the new extension from the lounge / house keeper corridor area should be fitted with an emergency light to the top landing, in accordance with BS 5266: Part 1: 1999.
7. The store doors within the common hallway on the first and second floors should be replaced with 30 minutes fire resistance doors complete with intumescent fire and smoke seals, and fitted with a suitable locking device. A suitable sign indicating that the door must be kept locked shut at all times when not in use should be fitted. Such a sign should read "Fire Door Keep Locked" in white lettering not less than 5mm in height on a blue circular background affixed at a height 1.4m from finished floor level, to the door face open to the hallway.
8. The door leading from the first floor hallway to the ground floor area should be replaced with a 30 minutes fire resistant door complete with intumescent fire and smoke seals, and fitted with a suitable self closing device.
9. A contrasting nosing should be provided to the single step in the hallway on the first floor and to the steps leading in to the Conservatory.
10. All doors from bed accommodation and common areas, including the kitchen and dry goods area, giving access to the common hallways and stair enclosures on the first and second floors should be replaced with 30 minutes fire resistance doors complete with intumescent fire and smoke seals, and fitted with suitable self closing devices.
11. The hatch leading into bedroom 2 from the common hallway should be replaced with a panel giving 30 minutes fire resistance.
12. The first and second floor common areas should be fitted with smoke detection as detailed in BS5839: Part 1: 1988, including stairways and store areas.
13. Heat detection should be provided to the kitchen on the first floor as per the requirements of BS 5839: Part 1: 1988.

14. The store adjacent to bedroom 5 should have its fanlight removed and replaced with a panel that achieves 30 minutes fire resistance.
15. Upon completion of the aforementioned installation of additional smoke detection and manual call points, a certificate of installation and commissioning of the fire alarm system as given in appendix B of BS 5839: Part 1: 1988, should be completed and forwarded to this authority.
16. A copy of the latest period inspection and test certificate as given in appendix C of BS 5266: Part 1: 1999, should be forwarded to this authority upon completion of the aforementioned additional emergency lighting required.

Conditions:

The following conditions would seem appropriate in the circumstances:

1. The complete smoke detection/alarm system should be maintained to the appropriate standard. The system should be inspected and tested by a competent engineer, with any defects rectified and an appropriate certificate stating its condition obtained annually.
2. The emergency lighting system should be maintained to the appropriate standard. The emergency lighting installation should be given a duration test for a period of not less than one hour and a certificate* stating its condition obtained *(as referred to in BS 5266: Part 1: 1999). The said certificate should be obtained annually.
3. Proper fire safety management practices should be adopted to include the regular maintenance of fire safety equipment and safety systems and the giving of fire safety instructions to all residents and employees. Information on this and other related fire safety matters can be obtained from guidance contained in: Fire Safety – an employers guide (ISBN 0-11-341229-0) or from the Fire Authority.

Notes:

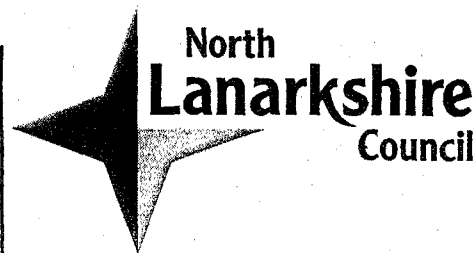
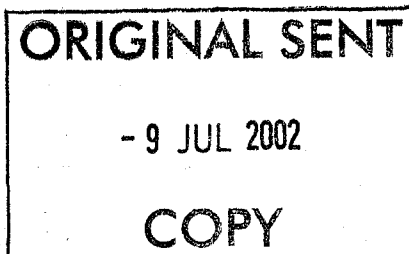
1. The original certificates mentioned above, should be retained by the owner, to be produced on request

Report prepared by: **S McGregor** Thursday, November 28, 2002

Please also find enclosed a report prepared by Strathclyde Fire Brigade. Some of the comments are duplicated, however compliance with both reports should be achieved.


.....
Building Control Manager
Building Control Section

Contact: Mr J. Hearty
 Tel: 01698 302015
 Fax: 01698 300212
 E-mail: proservs@northlan.gov.uk
 Date: 05 July 2002
 Our Ref: JJH/JO
 Your Ref:



The Rev. W. Stewart Dunn
 The Abbeyfield (Motherwell and Wishaw) Society Committee
 c/o Crosshill Manse
 15 Orchard Street
 MOTHERWELL
 ML1 3JE

Planning & Environment
 David M Porch, Director
 Protective Services, Scomag
 House, Crosshill Street,
 Motherwell ML1 1RU
 www.northlan.gov.uk

Dear Sir

**CIVIC GOVERNMENT (SCOTLAND) ACT, 1982 (LICENSING OF HOUSES IN MULTIPLE OCCUPATION)
 ORDER 2000/2002**

HMO LICENCE APPLICATION ; ABBEYFIELD HOME, 17 DOUGLAS STREET, MOTHERWELL

I refer to the above application, previous correspondence and the site visit carried out on the 16th April 2002 and can now enclose for your attention copies of the Building Control and Fire Authority reports which detail remedial work which requires to be carried out. If you are unsure of any of the requirements in these documents you should contact the authors of these documents for clarification.

In addition to this work, the following matters require to be attended to :

- a) A carbon monoxide detector connected to the mains electrical system requires to be provided in the kitchen,
- b) A carbon monoxide detector connected to the mains electrical system requires to be provided in the basement adjacent to the boiler,
- c) A current annual electrical safety Certificate that the installed system has been examined by a competent person and is functioning properly and is safe, requires to be provided.
- d) A plan of the basement area requires to be submitted to the Department,
- e) Proof of comprehensive buildings insurance requires to be provided,
- f) Proof of public liability insurance requires to be provided,
- g) The light switch adjacent to the boiler in the basement requires to be fitted with a backplate,
- h) At the time of inspection the lift machinery room was unlocked and a switchbox was open. The switch box and lift room door require to be locked at all times.

05 July 2002

The Abbeyfield (Motherwell and Wishaw) Society Committee

- i) The Benchmark Standards require four wall sockets to be provided in each of the bedrooms.
The use of a four-way adaptor in room number 7 should be drawn to the attention of your electrical engineer for his advice regarding its continued use.
- j) I have enclosed a second copy of Strathclyde Fire Brigades "Installation Report" and I will require you to complete this and send it into the Department at your earliest convenience.
- k) It was noted during the inspection that residents obtain drinking water from the wash-hand basins in their rooms. Please clarify if the cold water supply to each room is either direct from the rising main or that the supply has been assessed as suitable for drinking.

I would be pleased if after perusal of this correspondence you would contact me to arrange a suitable time to meet and discuss suitable and appropriate timescales for the completion of the remedial work.

Yours faithfully



P. Alish
SENIOR ENVIRONMENTAL HEALTH OFFICER

East Command Headquarters
389 Windmillhill Street
Motherwell ML1 2UG

Firemaster
J Ord OStJ QFSM GFireE JP



Strathclyde Fire Brigade

North Lanarkshire Council
Department of Planning & Environment
Building Control Department
303 Brandon Street
MOTHERWELL
ML1 1RS

FAO. Mr S. McGregor

Dear Sir

HMO INSPECTION

Premises: Abbeyfield 17 Douglas Street Motherwell

Please find enclosed a report detailing this Brigade's observations and recommendations regarding the inspection of the above premises carried out by Station Officer Power, from my Fire Safety Department, on Tuesday 16th April 2002.

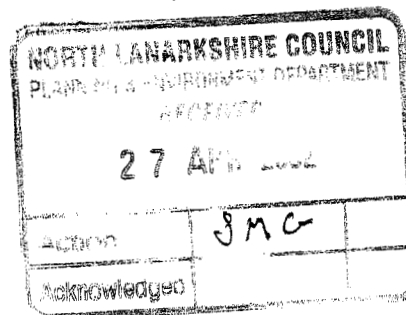
Yours faithfully

J Smith ADO

COMMANDER

Enc.

Direct Line 01698 338154
Switchboard 01698 338100
Fax 01698 338155
Our Ref CP/E02/FS/LVB
Your Ref --
If phoning or calling ask for Station Officer C Power
Date 24 APR 2002



STRATHCLYDE FIRE BRIGADE

Name & Address of Premises:

**Abbeyfield
17 Douglas Street
Motherwell**

Legislation Applicable:

**Civic Government (Scotland) Act, 1982
(Licensing of Houses in Multiple
Occupation) Order 2000**

Inspecting Officer:

Station Officer C Power

Date of Inspection:

Tuesday 16th April 2002.

OBSERVATIONS AND RECOMMENDATIONS

1. a) Door openings indicated **SC** in red on the attached plan should be protected by approved self closing fire resisting doorsets which provide a minimum fire resistance of FD30S standard.

b) Alternatively, the doors should be treated with an approved intumescent paint/varnish, which provides a minimum fire resistance of 30 minutes. Written confirmation of this treatment having been carried out should be forwarded to this Brigade. The treatment should be maintained and re-applied in accordance with the manufacturers recommendations.

The doors should also be provided with an appropriate intumescent seal and cold smoke seal or brushes to prevent the passage of flame and smoke in the event of a fire or be provided with an appropriate combined intumescent fire/cold smoke seal, and fitted with an approved self closing device in order to maintain the door effectively self closing from all angles of swing.
2. a) Door openings indicated **SC/N** in red on the attached plan should be protected by approved self closing fire resisting doorsets which provide a minimum fire resistance of FD30S standard.

b) The doors should be provided with a 'FIRE DOOR - KEEP SHUT' notice fixed on both faces of each door approximately 1.4m from floor level, in white block capitals minimum height 5mm on a blue background.
3. The ground floor panel, indicated in red on the attached plan, should provide a minimum fire resistance of 30 minutes.
4. The existing fire doors, leading to bedrooms 6 to 10 should be examined and intumescent strips and smoke seals fitted to the top edge of the doors.

5.
 - a) The existing automatic fire detection system should be extended by the provision of automatic heat/smoke detectors to cover the areas indicated **DH & DS** in red on the attached plan. Additional automatic smoke detectors are also required to fully cover the area within the lower ground storage area of the old part of the premises.
 - b) Room No.1, which is occupied by a gentleman with hearing difficulties, should be provided with a strobe light and vibrating pad linked to the automatic fire warning system within the building.
 - c) The existing fire warning system should be extended by the provision of four break glass call points located as indicated in red on the attached plan.
 - d) The installation and maintenance should comply with BS 5839: Part 1: 1988.
 - e) All existing joints in cables should comply with Section 24.4.3 of the above British Standard.
 - f) The enclosed installation report with regard to parts **A, B and C** should be completed and returned to this office.
6.
 - a) Additional emergency lighting should be provided in order to adequately illuminate the areas indicated in red on the attached plan.
 - b) Additional emergency lights should also be provided to adequately illuminate the whole external rear escape route.
 - c) Installation and maintenance of the above should comply with BS 5266 : Part 1 : 1999.
7. All internal timber cladding within the stairway/circulation area should be treated with a suitable coating which provides a minimum surface spread of flame of no worse than Class 1, as set out in BS 476 : Part 7 : 1987.
8. All circulation areas and escape routes should be kept clear of combustible storage and obstruction. This requires the removal of the wardrobes and clothing at first floor level of the old part of the building.
9. All furnishings should comply with the Furniture & Furnishings (Fire)(Safety) Regulations 1988.
10. Adequate fire safety management practices should be adopted, which include the regular maintenance of fire safety equipment and systems and the giving of fire safety instruction to all residents and employees.

Guidance on this and other related matters can be obtained from the publication "Fire Safety - An Employers Guide" (ISBN 0-11-341229-0).

CIVIC GOVERNMENT (SCOTLAND) ACT, 1982 (LICENSING OF HOUSES IN MULTIPLE OCCUPATION ORDER 2000/2002.

HMO LICENCE APPLICATION; ABBEYFIELD HOUSE, 17 DOUGLAS STREET, MOTHERWELL.

I refer to the above subject, letter and reports from North Lanarkshire Council Planning and Environmental Department and Building Control Section and to the subsequent visit to the premises by the aforementioned departments on Thursday 26 September 2002. In this connection as requested I would make the following comments and proposals.

It would appear to me that the Building Control Department are implementing the guidance on this legislation on a retrospective basis by saying that existing buildings that now fall within the scope of the HMO legislation must in fire safety terms comply with current Building Technical Standards. This to me seems unreasonable in the circumstances and is not the intention of the current legislation. The "Guidance on the Mandatory Licensing of House in Multiple Occupation" states that there has to be flexibility in the standards applied in particular properties of various sorts, for example, the standards applied to women's refuges or homeless hostels might not be the same as in a student's flat. It would appear that the same standard within North Lanarkshire is being applied to all properties without any recognition of the standard of management, the existing fire safety features within the premises or the impact of financial costs involved in implementing the various requirements.

We would accept that the additional work mentioned in the cover letter to the above reports signed by P. Ailish, Senior Environmental Health Officer is reasonable in the circumstances and will be complied with in order to obtain an HMO certificate.

Building Control Report.

Items 1 to 3

The Balusters within this building are a feature of the main staircase and following our discussions during the joint visit at which it was noted that the bottom of the balusters are partly enclosed and that consideration should be given with regards to the occupancy of the property we would submit that this requirement be withdrawn.

We believe that the provision that each stairway must have a grab rail wrenched to the walls is excessive in this property. Each stairway within the property has a grab rail on at least one side. We believe that this complies with the Guidance Note on the Mandatory Licensing of Houses in Multiple Occupation, which states that every stair should have a handrail on at least one side.

It was pointed out at our joint visit on the 26 September that the second floor balcony is not used as a balcony by the residents within the property. The only time this area would be used would be for maintenance purposes at which time the necessary safety procedures would be put in place. We would therefore submit that there is no need to provide a balustrade on this balcony.

Item 4

Strathclyde Fire Brigade in their observations and recommendations make no requirement for the ground floor ceiling to be upgraded to 30 minute fire resistance. They do ask that additional smoke detection be provided to fully cover the area within the lower ground storage area of the old part of the premises. We would agree that with the additional automatic fire detection within this part of the premises then there is sufficient compensatory features in place, and therefore the requirement to upgrade the ceiling to 30 minute fire resistance is not required. We therefore ask that this item be withdrawn

Item 5 & 6

We agree with these items subject to item 4 within the original report being withdrawn

Items 7 to 10

We agree to implement

Items 11, 12 & 14

We agree to implement the above items with the proviso that we have the option to either upgrade the existing doors to provide 30 minutes fire resistance or replace with doors that provide a minimum fire resistance of FD30 standard. This is in compliance with Strathclyde Fire Brigades observations and recommendations item 1.

Item 13

The need to position an emergency light directly above the single step in the main hallway is not clear. We are of the opinion that if emergency lighting suitably covered the area mentioned then this would be reasonable in the circumstances.

Items 15 to 18

We are of the opinion that the above items are reasonable with the exception that all storage areas e.g. small storage cupboards do not require automatic detection. It is sufficient that this type of cupboard be kept closed and locked when not in use and suitably signed as such.

Item 19

Strathclyde Fire Brigade makes no mention of this requirement within their observations and recommendations. We are of the opinion that adequate means of escape and compensatory features exist within the premises such as automatic fire detection and means of giving alarm in case of fire to merit exemption in this case.

Items 20 & 21

The timber cladding and splendour of the main staircase and hallway are one of the main features within this premises. The Guidance on the Mandatory Licensing of Houses in Multiple Occupation states that there should be scope for flexibility in achieving the desired fire protection. We are of the opinion that sufficient fire safety compensatory features exist e.g automatic detection, emergency lighting, fire resistant self closing doors, manual fire alarm system together with a management that is fire safety conscious carries out regular fire drills and equipment tests has compiled a fire risk assessment and participates in regular fire safety training, that exemption should be granted in this case.

Items 22 & 23

We agree to implement

Conditions

We agree to implement.

We would ask that in considering our comments and proposals you bare in mind the conscientious management, the occupancy and cost involved in implementing the upgrades required in complying with this piece of legislation. The guidance notes on page three states that the purpose of mandatory licensing is not to drive HMO owners out of business, but to ensure that they provide safe quality housing. Abbeyfield has a reputation of providing quality housing for elderly residents and The Motherwell and Wishaw Society are no exceptions. You witnessed the well managed, warm and caring facilities within the premises on the day of your visit. The finances of the Society are limited and under strain at this time, however we do wish to comply with the regulations and will co-operate fully in the furtherance of this application.