# Glasgow committee refuses HMO licence amid safety and noise fears in Strathbungo



In a recent meeting of Glasgow's licensing and regulatory committee, concerns about a problematic rental property in the Strathbungo area took centre stage. Residents, including prominent local figures, voiced their objections to a house of multiple occupation (HMO) licence application at 2-2 1 Queen Square, highlighting issues that have contributed to a distressing living environment.

Among the objectors was Holly Ritchie, a mother who has resided in her tenement for 13 years. Ritchie described her family's situation as one of "state of anxiety," exacerbated by noise from the neighbouring flat. She recounted incidents of loud sexual activities, stating, “We have heard noise and noisy sex… I would feel anxiety about returning home.” This sentiment was echoed by other concerned residents, including former First Minister Nicola Sturgeon, who submitted a written objection against landlord William McDevitt’s application.

The flat in question, which has been a source of ongoing distress for the community, has been described as a “revolving door” for tenants by objector Ms Belshaw. She expressed worries for her safety, particularly as it relates to the people frequenting the property. Her remarks reflect a growing concern about the management of such properties and their implications for community safety and cohesion. The frequent turnover of tenants—averaging 12 different individuals in just two years—has added to the instability within the building, making it difficult for neighbours to feel secure.

The committee meeting revealed troubling conditions, including a broken boiler which had left residents without heating and hot water for an extended period, a situation Mr McDevitt attributed to difficulties in contacting an engineer. Committee chair Alex Wilson challenged him on the unacceptable delay in repairs, underlining the poor management of the property.

In response to Ritchie's concerns, McDevitt acknowledged having heard "sex noises" but denied any knowledge of organized gatherings. This defensive stance seemed insufficient to address the deep-rooted issues that residents have faced. The council's HMO unit previously found that the property was being rented unlawfully as an unlicensed HMO, further compounding the objections.

Local councillors Hanif Raja, Zen Ghani, Jon Molyneux, and Norman MacLeod also expressed their dissent regarding the HMO licence application, demonstrating the widespread discontent with the situation. After careful consideration, the committee ultimately refused the licence, reflecting a unified stance against what many see as a disruption to the character and safety of the neighbourhood.

The ongoing struggle in Strathbungo underscores broader challenges associated with HMOs, particularly in residential areas long regarded for their community spirit and quality of life. Residents are calling for greater accountability from landlords and better enforcement of housing regulations to protect their homes from becoming host to disruptive behaviour and transient tenants.

Source: [Noah Wire Services](https://www.noahwire.com)

## Bibliography

* <https://www.heraldscotland.com/news/25149619.glasgow-sex-party-hmo-banned-nicola-sturgeon-joins-objectors/?ref=rss> - Please view link - unable to able to access data
* <https://www.heraldscotland.com/news/25149619.glasgow-sex-party-hmo-banned-nicola-sturgeon-joins-objectors/?ref=rss> - An article detailing a Glasgow resident's complaint about noise and disturbances from a neighbouring flat, including reports of sex parties and unlicensed house of multiple occupation (HMO) activities. The piece also mentions Nicola Sturgeon's involvement in objecting to the HMO license application.