
From: Clee, Melissa
Sent: 20 April 2021 14:31
To: Cross, David
Subject: Application to convert 25 Park Place to a HMO

Dear David

Further to our discussions last week regarding this.

As discussed we would have concerns over this property being let as a 6 bed HMO and as such the management of such a property. I have been previously involved in this property while it was being let as 3 self-contained flats and there were previously concerns over its general state of repair and management. There is a significant difference in the level of management required for 3 self-contained flats compared to 6 bedrooms within a shared unit of accommodation.

If this property is to be granted planning permission for the proposed use of 6 rooms with a communal kitchen living room, the property would require a mandatory HMO licence under the provisions of the Housing Act 2004. To achieve this licence certain licence conditions would need to be met and there would be minimum requirements in relation to bedroom sizes and the sizes of kitchen spaces and what is included therein. There are also increased levels of fire protection required. I have spoken to the applicant regarding these and have agreed to provide him with the information he will require to make a licence application.

Regards

Melissa