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PLANNING STATEMENT

IN SUPPORT OF FULL APPLICATION FOR THE CHANGE OF USE OF
A C4 CLASS HOUSE OF MULTIPLE OCCUPATION (C4)
TO A 7-BED HOUSE OF MULTIPLE OCCUPATION (SUI GENERIS)

95A HULBERT ROAD, HAVANT, PO9 3TB

SITE DESCRIPTION

The property is a 6-bed detached House of Multiple Occupation (HMO) which is operating in the C4 Use Class and is set over two-storeys on a generous plot of land, with an excellent rear garden space with a patio area and room for several cars to be parked off the street at the front of the property.

The property is located amongst a residential housing estate, with good public transport links nearby, including bus stops at both the Asda superstore and Hazleholt Drive, both only 10 minutes' walk, as well as Bedhampton train station, which is approximately a 15 minute walk away. A large superstore, DIY store and other amenities are located nearby, whilst a number of local employment sites can be found close to the property, allowing tenants to work locally and travel to without the need for a car.

Additionally, access to the A3(M), M27 and A27 is nearby, allowing tenants quick access to travel to places of employment which may be further afield.

PROPOSAL

The proposal seeks planning permission for the change of use of this 6-bed House of Multiple Occupation (Class C4) to a 7-bed House of Multiple Occupancy (Sui Generis) for professionals.

The purpose is to offer high quality, affordable shared accommodation to working professional people such as key workers, graduates, local workers and those on secondment with their employment (NB – Not students).

The building has recently been refurbished to a very high standard by a reputable building firm.

- A 2-metre ground floor extension was added to the rear of the property to create sufficient space for 2 new en-suite bedrooms in place of the previous lounge, plus a side window was added.
- The garage was converted into en-suite bedroom
- Including the above a total of 6 new shower rooms where added in addition to the existing upstairs bathroom.
- The property was re-plumbed and re-wired
- The kitched has been fitted with 2 ovens, 2 x 4 hobs & 2 separate sinks
- A utility room was created in the previous downstairs toilet
- A secure cycle storage shed has been installed in the garden

The alterations can clearly be seen on the attached floor plans, submitted as part of the supporting documents.

USE CLASS CHANGE FROM C3

Whether, by definition of being a 7 bed HMO, this application falls into the 'sui generis' class as opposed to the new C4 class, is dependent on whether it is considered that the land use has been 'materially altered' as a result of the increase above 6 beds. Some Appeals considered at other councils have taken the view that it does not, but each case of course has to be judged on its own merits, as a matter of fact & degree. (Ref: APP/D1780/C/04/1162748 & APP/Y0435/A/07/20550499).

RELEVANT HISTORY AND CONSULTATION

The applicant has spoken with officers of Havant Borough Council on several occasions to gain a clear understanding of the required standards for properties of this kind and has fully complied with all requirements.

The applicant received verbal advice from Havant Borough Council's Planning Department and met with Stephen Edmonds, an HMO Officer. On both occasions, the applicant was advised the proposal would not encounter any issues. Appendix A contains the HMO Officer's comments regarding the high standards achieved at the house which demonstrates the high-quality accommodation achieved. The two conditions raised as part of Officer's email have now been attended to by the applicant and signed off by the HMO Officer.

The applicant has been running the property as a 6-bed C4 Class HMO for a number of months without issue or complaints from neighbours and has now decided to consult with neighbours of the property on the prospect of changing the use of the dwelling from a C4 Class to the Sui Generis Class, informing them of the proposed changes and providing photographs of the standards of accommodation to be achieved. To date the applicant has not received any objections from neighbours.

THE APPLICANT

The applicant is a member of the National Landlord's Association and is a Franchise Member of a large national organisation (Platinum Property Partners (PPP)) which is committed to meeting local housing need by providing high quality shared accommodation for local professionals and key workers. Further information about PPP can be found in an attachment (Appendix C). The applicant will actively manage the property in a professional manner.

QUALITY OF ACCOMMODATION

The property has been renovated to an extremely high standard which maintains the national profile of PPP. To support this, the applicant has taken photographs of the high standards of accommodation achieved, which can be found in Appendix B. Examples of other PPP accommodation are provided in the photographs in the attached brochure (Appendix C).

Sustainability is important to the applicant, and energy efficient appliances including a washing machine, tumble dryer, microwave, dishwasher, 2 refrigerators and 2 freezers have been provided. High-speed broadband and Freeview television has also been provided with individual ports in each bedroom and CAT VI cabling throughout.

The applicant employs professional cleaners to maintain the property on a weekly basis and uses the services of a gardener for external upkeep.

TENANTS

The applicant is committed to ensuring that the new use of the property does not have an adverse impact upon the amenity of the surrounding neighbours. The applicant carefully screens prospective tenants, using background, employment and credit references. If an

applicant is from outside the country an identity check will also be included to validate their legal status in the country.

In many areas there is great concern about the effect HMO's have on the local community, this can be caused by density of that type of housing, noise and anti-social behaviour from tenants.

The applicant believes that this is caused by the choice and standard of property. By providing a high quality residence with single occupancy rooms, aimed at working professionals, this problem does not exist.

Additionally, the applicant manages the property in the following ways to ensure that any issues affecting the other tenants, neighbours or the larger community is dealt with immediately:

- each tenant is thoroughly vetted
- the applicant liaises with neighbours and is contactable, should the need arise
- the applicant visits the property once a week to check on communal areas
- quarterly inspections of all bedrooms take place to ensure the highest standards are maintained
- both the weekly cleaner and gardener also monitor and report any concerns to the applicant.

Whilst it is not applicable to this type of property the applicant endorses the Government's 'Respect Standard for Housing Management'.

PLANNING POLICY AND MATERIAL CONSIDERATIONS

The proposal fully complies with the policies contained in Havant Borough Council's Local Plan. In order to support this proposal the applicant has drawn on a wide range of other reference material:

- Adopted Core Strategy (2011)
- Supplementary Planning Documents
- National Planning Policy Framework
- Local Plan Housing Statement (2016)
- DCLG 'Residential Car Parking Research'
- Kate Barker's Review of Housing Supply

- DCLG 'Delivering Affordable Housing' 2006
- Green Paper 'Homes for the Future – More Affordable, More Sustainable' 2007
- Secure By Design Principles 2004.

HOUSING – RELEVANT POLICIES WHICH THE APPLICATION COMPLIES WITH

Havant Borough Core Strategy (2011)

Policy CS9 Housing

Planning permission will be granted for housing proposals that will: -

1. Contribute to achieving a net total of 6,300 new dwellings between 2006 and 2026.
2. Deliver on average 30-40% affordable housing on sites of 15 dwellings (gross) or more and secure a suitable contribution, or on-site provision, equivalent to on average 30-40% on smaller housing developments between 5 and 14 dwellings (gross), unless a lesser requirement has been transparently justified on viability grounds.
3. Ensure mixed communities are created through the planned distribution and avoidance of a concentration of affordable housing.
4. Achieve a suitable density of development for the location, taking into account accessibility to public transport and proximity to employment, shops and services in addition to respecting the surrounding landscape, character and built form.
5. Provide a mix of dwelling types, sizes and tenures which help meet identified local housing need and contribute to the development of mixed and sustainable communities.
6. Provide accommodation for the ageing population in sustainable locations, taking account of the need to provide for a variety of care needs and flexibility to accommodate differing requirements of ageing care.
7. Contribute to achieving 450 extra-care dwellings between 2006 and 2026. 8. Ensure housing development is delivered in a phased manner with an appropriate proportion of previously developed land so as to avoid unnecessary development on greenfield urban extension sites.

Policy CS16 High Quality Design

Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:

1. Responds to, draws inspiration from and respects local context and:

a) Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site;
b) Integrates with existing local landscape features, promotes wildlife and biodiversity and/or applies characteristics of the local area into the design of a scheme wherever possible to create variety and interest;
c) Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors;
d) Is well connected to and integrates with the immediate local area and the wider area by linking to existing pedestrian and cycle routes and encouraging people to use public transport where possible; and
e) The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.

2. Produces a positive relationship between buildings, street and spaces both existing and proposed, where:

a) The layout of the development reduces opportunities for crime and antisocial behaviour; contributes to improving community safety; and makes provision for the management and maintenance of the development;
b) New streets are not dominated by vehicular traffic;
c) The layout of the development is legible, meaning it is easy to orientate oneself and move through.

3. Contributes to the improvement of the public realm close to the development, particularly sites close to town, district and local centres and other priority regeneration areas by using high quality hard and soft landscape material and street furniture; and where development is of a significant scale or prominence makes provision for public art.

4. Is inclusive by considering the needs of those with disabilities, ensuring safe and convenient access for all; and integrating affordable and supported housing with market housing through tenure blind design to minimise social exclusion and promote social integration.

5. Maximises opportunities for mixed use developments, particularly in town and district centres; and encourage higher densities (50+ dwellings per hectare) where appropriate.

6. Mitigates negative environmental impacts through sustainable design and construction methods, resource efficiencies, particularly water and the provision of facilities for waste recycling.

7. Adapts to the changing needs of the users and the changing climate over the lifespan of the building.

The Core Strategy makes reference to the aim of encouraging a supply of high quality affordable housing and ensuring a mix of dwelling types is provided, in the right places at appropriate times and that an appropriate level of affordable housing provision is achieved. The applicant believes they have already demonstrated the superior nature the accommodation they offer but also how affordable this type of accommodation is with all-inclusive room rents. The applicant also believes that by offering this type of accommodation they enhance the choice for local tenants and assist with achieving balanced communities and supporting the local economy as stated in the Core Strategy.

The applicant is confident that the change of use will not have a negative impact on neighbourhood amenity. The house will not contain more residents than a large family and all tenants will be vetted prior to their tenancy beginning. The Tenancy Agreement will also have stipulations in relation to respect for neighbours with particular regard for parking and noise. There will be inspections to ensure the property is maintaining the highest standards and cleaned weekly.

Local Plan Housing Statement (2016)

The PUSH SHMA shows a need for 121,500 new homes across South Hampshire between 2011 and 2036. Of these 11,250 should be provided in Havant Borough. The NPPF is clear in Paragraph 47 that Local Plans must ‘meet…the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period’.

The applicant’s proposal supports this requirement by providing much needed accommodation within the borough and providing an affordable level of housing for those wanting to live and work in the area.

Havant Borough Council Housing SPD (2011)

The SPD states that its priorities are to:

- Meet the housing needs of the borough and to plan for everyone to have access to a decent home
- Promote the provision of high-quality and sustainable affordable housing that provides a suitable range of housing types and sizes for a range of income levels
- Help create mixed and balanced communities; and
- Enable the perception of affordable housing to be better understood

The private rented sector accounts for only 6% of the total dwellings within the Borough, compared to the national level of 12%, perhaps reflecting the fact that there are few larger, old properties that lend themselves to sub-division for renting by private landlords.

A range of homes and tenures must be provided to meet the different needs of people on varying income levels and have regard to the ageing population. Mixed tenure development is important in order to plan for mixed communities and to facilitate movement within the housing market.

Table 1 of the SPD shows the Housing size mix for different tenure types. Once analysed, the greatest demand is for smaller households.

The applicant's proposal conforms with the above requirements as they are providing housing to meet the needs of people in the borough. The information also shows that this type of property is in demand as accommodation levels are below the national average, whilst smaller households are the most sought type of property. By providing affordable rooms to rent in a shared house, the applicant is providing much needed accommodation which is contributing in a positive manner to the borough as a whole.

- ✓ <u>National Planning Policy Framework</u>

The proposal fully accords with the objectives of the recently adopted National Planning Policy Framework (NPPF). This states that local authorities need to deliver 'a wide choice of high quality homes' and 'create sustainable, inclusive and mixed communities.' This application will improve the mix of community in this family area ensuring a more sustainable and balanced community.

The proposal can also been seen to comply with another key policy set out in the NPPF – the need to encourage effective use of land by reusing land that has previously been developed. By converting a large existing house, much needed accommodation has been provided without new development in an affordable manner.

- ✓ Delivering Affordable Housing

This report states that 'the Government believes everyone should have the opportunity of a decent home, which they can afford, within a sustainable mixed community. This means providing a wide choice of housing to meet the needs of the whole community in terms of tenures and price ranges. This should include affordable housing, both social rented and intermediate.'

This report also acknowledges in paragraph 6 that 'the increase in house prices relative to incomes in recent years has been marked. As a consequence first time buyers are finding it very difficult to buy a home in the market.' This statement was made prior to the credit crisis, and heightened restrictions in lending have only exacerbated the situation for young first time buyers. It goes on to cite as a consequence of this, that 'there are now far more areas where local authorities need, through the planning system, to be thinking about provision of intermediate market housing.'

Low cost market housing is no longer a part of the government's definition of affordable housing since the change in affordable housing definitions. Paragraph 41 of 'Delivering Affordable Housing' states however that it 'can play an important role in meeting housing demand'.

- ✓ Key workers

This HMO will also help address the need for key worker accommodation. There is an identified need nationally for housing for key workers to enable our core facilities to operate properly. An HMO for young professionals such as this provides an affordable option for key workers to live near their place of work in high quality accommodation. Across the 159 franchise partners, 26.6% of tenants are key workers as defined on the Direct.gov.uk website, showing that this type of accommodation is proven to meet this need.

- ✓ Kate Barker's Review of Housing Supply

This report analysed the problems of the housing supply in England. 'In many parts of the country, house prices have increased rapidly because the supply of housing has not kept up with demand. This is mainly due to increased numbers of households, caused by growth in the population and particularly the number of one person households'. This HMO can be seen to address both the problems of demand for single person dwellings and affordability.

- ✓ Change to Local Housing Allowance

From January 2012 the way LHA is allocated changed and single people under 35 are required to stay in shared accommodation. This will in the future have an impact on what type of private rented accommodation is required. This will mean that there will be an increased need for houses in multiple occupation and although this HMO will not house recipients of LHA it will push tenants looking for this type of accommodation up the ladder and more HMOs of all quality levels, including this at the very highest, will be required.

- ✓ Local Government Association Campaign – Housing The Nation

This campaign aims to achieve national reform to encourage the provision of more high quality accommodation. This states that 'putting existing homes to good use...can address the housing shortage quicker than building new properties.' This application aims to make efficient use of a large house to provide affordable, high quality accommodation.

TRANSPORT AND PARKING – RELEVANT POLICIES WHICH THE APPLICATION COMPLIES WITH

Havant Borough Core Strategy (2011)

DM13 Car and Cycle Parking on Residential Development

Residential development will only be permitted where it provides car parking and cycle storage in accordance with the standards set out in the Residential Car Parking and Cycle Provision Supplementary Planning Document.

Havant Borough Council Parking Supplementary Planning Document (2016)

Whilst the SPD doesn't contain any specific standards for HMOs, for a 4+ bed unit, a minimum of 3 car parking spaces are required. By providing 4 spaces at the property, the applicant is complying with these standards fully. In addition, in the unlikely event that it should ever be required, there is ample street parking available along nearby Newbarn Road, approximately 50m around the corner from the property.

Additionally, not every tenant of the property requires a car to get around thanks to the sustainable location of the property near to bus stops and railway stations. Additionally, many employment areas can be reached by cycling and the applicant also provides a secure cycle storage facility for tenants to use at the rear of the property.

The addition of one extra tenant at the property will not adversely affect the number of cars brought to the property and it is common for tenants to car pool with one another, therefore reducing the need for cars to be brought to the property further.

A recent appeal, APP/E3525/W/15/3005163, which granted permission for a 7-bed HMO for Platinum Property Partners supports this argument. The Inspector found that potential occupiers would know the amount of parking available either on site or within the area, and if for the prospective tenant parking provision was an important consideration this would impact upon the attractiveness of that property as a home.

- ✓ National Planning Policy Framework

The NPPF states that transport policies have an important role to play in facilitating sustainable development and developments should be designed so journey times are minimised.

This site is situated in a very sustainable location within walking distance of local shops and bus stops and the train station is within easy walking and cycling distance. The number the 21 bus runs down the bottom of Hulbert Road with the nearest stops less than a 10 minute walk away at Hazleholt Drive, whilst Bedhampton train station is a 14 minute walk away and Havant train station is within half an hour's walk. A large supermarket is located less than 10 minutes' walk from the property, also from where the 20 and 39 buses depart from, whilst Havant town centre can be reached on foot half an hour. This demonstrates the sustainable

location of the property and how accessible it is for tenants to move around without the need for a car.

Additionally, as previously stated, the addition of an extra tenant at the property will not materially change the property, or the number of cars associated with the property and accommodation of this type usually appeals to those who prefer to use more sustainable modes of transport as it is far cheaper than owning and running a car.

- ✓ DCLG Residential Car Parking Research

Platinum Property Partners has undertaken a survey of the car ownership of all tenants across the group's property portfolio members in the UK. This has established that only 58.18% of all the tenants use cars, even though 100% are in employment and 83.12% work within 5 miles of the properties they rent. This is largely due to the sustainable locations that are chosen for the PPP properties, in addition to the personal circumstances of the tenants. This supports research by the government. The report entitled "Residential Car Parking Research" published by the Department for Communities and Local Government (May 2007) states that "Tenure is another influence on household car ownership. In particular households occupying rented accommodation can have up to 0.5 fewer cars than owner occupied households in dwellings of similar size and type.

- ✓ *Local Policies on Transport*

The property is also within convenient access of green modes of transport that provide linkages with the Town Centre and other places of interest. In recognition of this, within the property maps are included in the house book to inform tenants of the location of cycle, pedestrian and public transport facilities, together with local bus and rail timetables. The applicant draws this information to the attention of new tenants to promote the use of green modes of transport.

Details of the secure cycle parking arrangements can be found in Appendix D.

SUSTAINABILITY

- ✓ National Planning Policy Framework

The applicant supports the Government's drive for sustainable development and this change of use will improve the sustainability of the wider community and of the property itself through the use of energy efficient appliances.

SECURITY

- ✓ Secure by Design and Crime Prevention Through Environmental Design

The official UK Police initiative states that 'maintenance standards send powerful signals that undoubtedly influence people's behaviour. Sufficient resources must be made available to adequately maintain buildings and communal spaces'. The applicant employs a regular cleaner, gardener and window cleaner, monitors waste disposal and is committed to external maintenance to contribute to the street scene.

The layout of the property and number of tenants will also increase natural surveillance in the area as described in Crime Prevention Through Environment Design.

REFUSE MANAGEMENT

The applicant has 4 bins in total (2 refuse and 2 recycling) which are located discreetly at the front of the property and sit at the side of the driveway. The impact of one extra tenant at the property will not materially change or adversely affect the amount of waste produced by the house and therefore, no extra bins or recycling facilities will need to be provided. The current location of the bins does not affect the amenities of neighbours, nor the street scene, however, the applicant will continue to monitor the situation and act accordingly, should the need ever arise.

PLANNING LEGISLATION

Since 1st October 2010 "any change of use between C3 dwelling houses and C4 HMOs will be able to happen without planning permission unless the local council believes there is a problem with such development in a particular area". While this application does not fall into the C4 category, the move by the government shows a recognition of the important accommodation gap HMOs fill whatever their size.

The applicants support the intention to ensure high standards of amenity for the shared housing sector and to ensure respect for the neighbourhood.

LAND USE

Previous appeals across England have determined that an HMO of 6 to 8 people is not deemed to materially change the land use, in terms of noise levels, environmental issues such as bin storage and car use. Circular 05/2010 advises that although the control limit of

six persons defines the scope of the C3 dwelling house and C4 HMO use classes, this does not imply that an excess of that number must constitute a breach of planning control. A material change would only occur where the use had intensified so as to become a different character which an extra person in the household is unlikely to do.

SUMMARY AND CONCLUSIONS

When announcing the changes to HMO planning legislation in June 2010, Housing Minister Grant Shapps stated "Shared homes ensure people who want to live and work in towns and cities can do so, and are vital to the economy." The applicants and PPP are committed to providing high quality shared accommodation for professionals, enabling them to live and work in towns of their choice. He also stated "These changes will safeguard the supply of shared housing where it is needed without burdening landlords with cumbersome red tape - but will also hand councils the flexibility they need to tackle problems where they occur." The applicants and PPP applaud raising the standards of the private rented sector and are committed to contributing to sustainable development and meeting a growing housing need.

It has been demonstrated that this conversion to a 7-bed HMO will fully comply with policies within the Local Plan. The applicant believes that the use of this dwelling as a 7-bed HMO would be a very appropriate use for the property as the applicant is committed to providing a well-run, well-maintained HMO. The applicant in particular makes the following points:

- the proposed change of use would provide much needed safe, high quality accommodation for working professionals
- it would meet a recognised housing need in a sustainable location
- the proposed use would be in keeping with the residential character of the surrounding area
- it would assist in creating a suitable housing mix (in accordance with the aims of national planning guidance).

The applicant believes that by providing an HMO of this high standard they are complying with the aims of legislation introduced and would set a standard which will reflect present and future local policies.

Notwithstanding the information above and in the rest of this application, the applicant would welcome any advice the Planning Department can give and will endeavour to satisfy any other planning criteria for change of use approval.

Appendix A – HMO Officer's comments regarding the high standards achieved at the house

From: **Stephen Edmonds** Stephen.Edmonds@havant.gov.uk
Subject: 95a Hulbert Road
Date: 7 April 2017 at 14:02
To: chris@blackdownproperties.com

SE

Dear Chris,

Thank you for your time in showing me around 95a Hulbert Road this afternoon. I was suitably impressed with the standard you have made the premises. It is refreshing to meet a landlord as conscientious as yourself.

As discussed there are just a couple of minor items to be attended to as follows;

1. Provide handrail to the stairs so the full length has a rail.
2. Replace the transom glass above the utility door with 30 minute fire resistant glass.

If you could send me a photo of each once complete I would be grateful.

I would also take this opportunity to remind you in writing that only an able bodied person should occupy the bedroom off the living room as escape will be through the window in event of fire.

If you have any questions following my visit please do not hesitate to contact me.

Thank you again for your time and provision of good quality housing.

Kind regards

Stephen Edmonds

Housing Standards Officer
Environmental Health Department
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant PO9 2AX
02392 446404
stephen.edmonds@havant.gov.uk

Appendix B – Images of the High-Quality Accommodation Provided

Appendix C – Beautiful Rooms Brochure

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"I have enjoyed my stay at the property and would wholeheartedly recommend your company and properties to prospective tenants; in fact I have already done so with several friends, colleagues and co-workers."

Benjamin, Chelmsford

BEAUTIFUL ROOMS TO RENT

About Platinum Property Partners

Platinum Property Partners (PPP) is a professional franchise network, specialising in providing high quality, affordable, all-inclusive, shared residential accommodation in locations all around the UK.

PPP is the world's first property investment franchise and a Full Member of the British Franchise Association. Its nationwide network of Franchise Partners (franchisees) follow proven systems for operating their own buy-to-let portfolios, supported by some of the UK's leading property, legal and financial professionals.

Every franchise partner have been put through an extensive selection process by PPP to ensure that they possess excellent business and personal skills and share a common ethical outlook.

Our Properties

Our shared houses, or houses in multiple occupation (HMOs), can be modern or traditional, terraced or detached, but all are in good residential locations and refurbished to a very high standard to ensure that tenants are comfortable and feel safe.

PPP has a team of consultants who ensure we comply with the relevant national and local council, planning and building regulations, and we work closely with both local housing standards and fire officers to ensure the properties meet the necessary health, safety, fire and HMO standards. Where required, the properties will be licensed.

Tenants have their own fully furnished, individual rooms and share communal living and kitchen facilities. Additionally, most of our properties have a choice of shared or en suite bathrooms. This gives our tenants a range of options alongside the opportunity to live in executive-quality accommodation with excellent amenities and a sociable environment for an affordable rent.

We select safe residential locations within easy reach of shops, leisure and entertainment facilities and excellent public transport links. There will usually also be storage areas for bikes and parking on site or near to the property.

In all shared properties we try to make sure there is a balance between male and female housemates, all of whom are working adults, and we only accept like-minded people who are respectful of others and easy to get on with.

> **"The house and room has been finished to an extremely high standard and there is plenty of space in the living areas to allow all people in the house to relax, cook and socialise. The landlords take great care in letting out rooms to the right people and everyone feels comfortable around each other. We have a weekly cleaner and she does a great job!"**
>
> Craig, Supermarket Manager, Manchester

BEAUTIFUL ROOMS TO RENT

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The Service we Provide to our Tenants

PPP properties are managed by either the landlord or their direct representative. We do not use agencies, thereby avoiding costly overheads which tend to be reflected in high administration fees for tenants. There is a direct line of communication to the landlord / property manager, not only during the daytime but also in the evenings and at weekends.

As owners, landlords and managers, it is in our interest to maintain all properties to a very high standard at all times, and we pride ourselves on dealing with issues quickly and fixing problems as soon as possible.

> **"The property has been extensively refurbished and upgraded to produce an HMO of exceptional quality."**
>
> Nick Hanson, FRICS, Director of Surveying at Vospers
> (formerly Director of Allied Surveyors), Basingstoke

Supporting Government Planning Policy

'The government is commited to delivering a wide choice of high quality homes and creating sustainable, inclusive and mixed communities.' National Planning Policy Framework, March 2012.

Platinum Property Partners is committed to raising the standard of shared accommodation across the UK, working within national government planning guidelines and supporting local council strategic aims and endeavours. As professional landlords we:

- Provide intermediate affordable housing
- Meet the housing needs of key workers
- Promote inclusive communities
- Contribute to a mix of housing stock
- Deliver sustainable development
- Comply with the national policy of maximum parking standards
- Endorse energy conservation
- Support crime prevention initiatives
- Provide market-leading, disability-accessible accommodation.

"Shared homes ensure people who want to live and work in towns and cities can do so and are vital to the economy."
Grant Shapps, Housing Minister, June 2010

> **"Very well-maintained property and a welcoming, safe environment. Very lovely and enjoyable to live in."**
>
> Kathryn, Professional Carer, Lewisham

BEAUTIFUL ROOMS TO RENT

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"My bedroom is very nice and comfortable and the house is amazing – I really love the lounge, the kitchen and the garden. I also love the fresh painting and the pictures you've put up... you've done a wonderful job!"

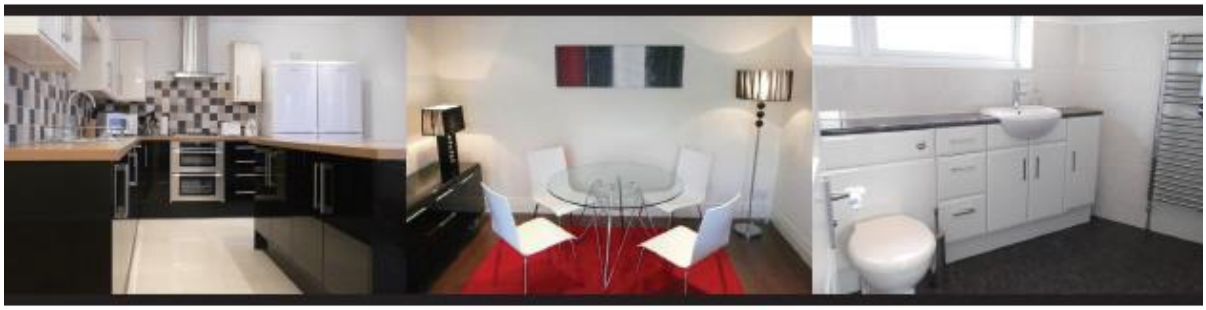
Nolwenn, Poole

Benefits of renting with PPP

- You can enjoy private accommodation within the luxury, convenience and amenities of a larger home
- You can usually move in on the same day that you view the property (subject to availability and references)
- There are no costly agency fees
- There is just one monthly standing order to pay as all utility bills are included: gas, electricity, water and council tax
- A weekly cleaning service is included
- Internet access and a communal TV and DVD player are provided in addition to TV points in every bedroom
- Your landlord operates under licence from a British Franchise Association accredited company and you have a direct line to your landlord or property manager at all times
- You can be assured that properties conform to the relevant fire, health and safety regulations

"A nice, relaxed house with all the amenities you could want. Any queries are dealt with immediately and resolved quickly at all times."

Gary, S.E. London



For more information and to search for accommodation currently available across the country, visit our website:

www.beautifulrooms.co.uk

Or you can contact your local PPP landlord directly by phone or email, using the details here:

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Appendix D – Cycle Storage Arrangements

In the rear of garden a new 8’ by 6’ bicycle shed has been installed exclusively for bicycle storage. The shed is locked with a combination padlock that all tenants have access to should they wish to use a bike.

The bicycle shed can be seen in the photo of the garden in Appendix B.

There is a side gate, also fitted with a combination lock, for tenants to access the garden so they do not need to bring the bicycles through the house.