

Dear Richard,

We welcome the opportunity to respond to the concerns raised over the conversion of 12 Wendover Road to an HMO. There appears to be some unusual and unfounded suggestions, one of which was that the house would be used as a commune! We would like to make the follows points:

- Our target market is white collar, top end professionals tenants. We will not be letting to students.
 - The potential tenants may be contractors at large local businesses e.g SSE who commute.
 - Many of these tenants will only occupy the property Monday – Friday and generally do not work unsociable hours.
 - Many will use local public transport links therefore reducing the potential parking problem.
 - The property has plenty of secure bike storage to facilitate the above.
 - The property will have 2 allocated parking spaces.
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- The proposed extension is one storey which will not adversely affect the neighbouring gardens, one of which already has an extension.
 - We will ensure there is adequate bin storage and capacity to suffice for fortnightly collections for the suggested number of occupants.
 - Several residents have suggested our proposed change of use would devalue their properties. Conversely, we would suggest by building an extension we will be increasing the value of this property, thereby affecting nearby property values in a positive way. 12 Wendover Road is currently a neglected property which we will renovate to a high standard with modern fixtures and fittings.
 - Our research has shown there is lack of quality housing in this area producing high demand and stable tenancies. Our correspondence with **Havant Borough Council** has confirmed this fact, and the **environmental health department** of the council are aware of our proposal and have made no objections.

As responsible landlords, our primary aim is to provide good quality, affordable housing to local residents, or those coming in to the area to work, who will become part of the local community. We believe this to be a positive change for Wendover Road, and goes a little way towards reducing the shortage of decent accommodation available in this area.

We are professional property investors and letting agents with several years' experience. We are accredited landlords and members of the PDPLA, RLA and PRS.

We pride ourselves on letting to high calibre, professional tenants who maintain our properties well and treat the surrounding area with respect. We ensure this by following a strict vetting process including credit checking and obtaining references from previous landlords.

We will employ a gardener and cleaner to maintain the communal areas of the property.

Whilst I understand the concern regarding the lack of parking space, I would not that I have personally visited Wendover Road 6 or 7 times during the last few weeks at various times of day. I have met tradespeople there and we have not experienced any difficulties parking two vehicles on any of these occasions. I also note the majority of houses in Wendover Road have one or two parking spaces and a garage all of which should help prevent the parking problems if they are used to best effect.

I appreciate the suggestion that we may be setting a precedent to other landlords to convert similar properties in this vicinity. As you are aware, there are currently no licensing requirements in this area. Should similar future developments be undertaken, and a decision made to instigate licensing regulations by Havant Council, we would, of course, adhere to those requirements.

I hope this helps to alleviate the concerns expressed by the local residents. We are happy to address any further specific issues they may present if necessary.

Kind Regards

Thai