

Nature and operation of the HMO

The property is proposed to operate as a single HMO accommodating a maximum of 11 residents. It will not comprise separate self-contained units, flats or apartments, and it is not intended to operate as short-term or holiday accommodation.

The proposal is for a single shared residential property, with each resident having their own private bedroom and en-suite bathroom facilities, alongside shared kitchen, living and dining accommodation and access to the rear garden.

There will be no separate independent units within the property. The communal facilities will be shared by all residents as part of the single HMO arrangement.

Bedroom occupancy

Each of the 11 bedrooms is intended for single occupancy only. No bedroom is intended to accommodate more than one resident.

All bedrooms will benefit from their own en-suite bathroom facilities. This provides residents with a high degree of private amenity whilst retaining the shared communal nature of the property.

Management arrangements

The property will be professionally managed as one HMO, by local HMO management specialist Moorhouse Property Services or SDM Property. The HMO management specialist will be responsible for the day-to-day management of the property.

The nominated manager will be available to residents and neighbouring properties to deal with management issues, maintenance matters and any concerns arising from the occupation of the property.

Management contact details will be provided to residents and displayed at the property where appropriate.

Management responsibilities will include the general upkeep and maintenance of the property, management of communal areas, refuse and recycling arrangements, addressing noise or nuisance complaints, and ensuring that residents comply with the property's house rules.

Noise and resident management

Residents will be required to comply with appropriate house rules covering noise, visitors and the use of communal and external areas.

Enforceable "quiet hours" within the tenancy agreements, will be between 11:00 PM and 7:00 AM.

The property is intended to provide longer-term residential accommodation and is not intended to operate as a party house or short-term/high-turnover accommodation.

Residents will be expected to behave considerately towards neighbouring properties, particularly during evening and night-time hours. Any complaints relating to noise or nuisance will be dealt with promptly by the property manager.

Tamper-proof indoor decibel monitoring systems (such as *NoiseAware* or *Minut*) are to be installed in communal areas. These monitoring systems automatically will issue an SMS alert to the property manager if noise levels cross a pre-set threshold for a sustained period, stopping parties before neighbours are disturbed.

There will be a clear, escalated disciplinary process written into the tenancy agreements. Explicitly stating that anti-social noise breaches will result in formal warnings and ultimately lead to Section 21 or Section 8 eviction proceedings.

Acoustics

Sound insulation measures exceeding Building Regulations Part E will be integrated into all separating walls, floors, and door frames to restrict internal sound bleed, with all high-traffic areas, upper-floor hallways, and bedrooms to be heavily carpeted with high-quality acoustic underlay to suppress footfall impact noise.

Anti-vibration mats will be placed under communal washing machines and refrigerators.

Visitors

Residents will be permitted to have reasonable visitors, subject to the property's house rules. Visitors will not have any right of occupation and the property will remain limited to a maximum of 11 residents.

The intention is to ensure that visitor activity remains reasonable and compatible with the residential character of the property and surrounding area.

Communal areas and rear garden

The proposed kitchen/living/dining accommodation will provide shared communal space for the residents. The communal areas will be maintained and managed as part of the overall HMO.

The rear garden will provide shared external amenity space for residents. Its use will be subject to reasonable house rules, including consideration for neighbouring properties and the avoidance of unreasonable noise, particularly during evening and night-time hours.

Secure cycle storage is proposed within the rear garden, providing residents with dedicated cycle storage and encouraging sustainable travel.

Refuse and recycling

Appropriate refuse and recycling storage will be provided within the site, with arrangements made for collection in accordance with relevant local arrangements.

Residents will be required to use the designated refuse and recycling facilities and comply with the property's waste-management arrangements. The property manager will oversee these arrangements to ensure that refuse does not accumulate or adversely affect the appearance or amenity of the property.

Parking

The proposal includes 11 on-site parking spaces. This provides dedicated parking provision for the proposed maximum occupancy of 11 residents.

The parking spaces will be managed as part of the overall HMO operation, with residents expected to use the designated on-site spaces appropriately.

In addition, unrestricted on-street parking is available on nearby roads, including Ford Avenue and Belmont Road, which will provide additional visitor parking where required. The intention is therefore that visitor parking does not result in an unmanaged demand for parking within the site itself.

Nature and market position of the accommodation

The proposed HMO is intended to provide good-quality, longer-term shared accommodation for adults seeking an alternative to conventional private rented accommodation.

The accommodation is intended to provide a higher-quality form of shared residential living. Each resident will have their own private bedroom with en-suite bathroom facilities, while also benefiting from substantial shared kitchen, living and dining accommodation, access to the rear garden, dedicated on-site parking and secure cycle storage.

The proposal is therefore designed to provide a balance between private and communal accommodation. Residents will have a good level of individual privacy through the provision of en-suite bedrooms, whilst the shared communal areas provide opportunities for residents to use the property collectively.

The property is intended to be operated as one professionally managed HMO with a maximum occupancy of 11 people. It will not operate as 11 separate self-contained units, nor as short-term or holiday accommodation.

The overall objective is to provide a well-managed, good-quality form of shared residential accommodation which is appropriately serviced by parking, cycle storage and communal amenity space.

I trust the above assists the Council in understanding the intended operational model of the proposal and provides clarification in respect of the matters raised in representations.