

From: [REDACTED]
Sent: 30 October 2024 17:49
To: Churchill, Matthew <M.Churchill@spelthorne.gov.uk>
Cc: [REDACTED]
Subject: Article 4 Directions for Spelthorne Issues Queries

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Dear Matthew,

Hope you are well.

[REDACTED] and this news is devastating to landlords who strive to provide high quality accommodation to professionals working within the Spelthorne and surrounding areas.

I have always rented to working professionals (British Airways crew, BP Sunbury, British Gas) employees and apprentice who move from across the UK to gain valuable experience. A high quality accommodation which is affordable with reasonable rents is the maximum rent most tenants can afford each month, you can imagine someone on 20k or 25k per year salary can hardly afford to pay anything more than £700/£800 per month with all bills. Private and small landlords are crucial to local economy, those on low incomes.

Unfortunately, the Article 4 approach would have devastating effect on local economy and residents. I completely understand the reasons for council taking this approach and in some cases where tenants have created minor issues however most landlords and neighbour never had an issue over years, I can provide evidence of this from my neighbours and tenants. It appears all landlords are to bourne the impact caused by some tenants and landlords.

Article 4 will be detrimental to local economy and deter investment from small landlords. I can no longer plan to buy future properties within Spelthorne borough, given the uncertainty of planning permissions. This also raises question council decision to allow large number of new development in the area (flats) to provide new homes which we understand is required however does not address the needs of those on low incomes that cannot afford to buy or rent an entire flat or property to which HMO provides a perfect solution.

I hope council reconsiders it's decision to implement a blanket ban on HMOs using Arcitle 4 for the majority of the borough.

Please could you also help me with the below as I did not find any information on the website related to this.

1. Can you confirm South Ashford and South Staines i:e most of Kingston Road, Commercial road etc is not part of Article 4?
2. Has council published guidelines on what will be the minimum requirement for planning permission for conversions from C3 to C4 (small HMOs) for properties that fall within Article 4?
3. Existing HMOs with valid licence are not affected.

I look forward to hearing from you.

Many thanks

Appendix 1B

