

Hall. D

Dear Future Merton Team

I come to this as a long-term local resident in a relatively affluent part of Wimbledon who has worked in the social housing sector for many years.

I recognise the document is essentially part of the planning process and understand the need for regulations to help give certainty to landlords, tenants and other local residents.

My own circumstances are that I now live alone (currently with one temporary lodger) following a very recent separation with my wife (and adult son) in a 5bed house but am keen to make the house available for others at a discounted rent given the state of the housing market as I like living here in this community.

I think the number of 'owner underoccupied' houses is actually quite common in parts of the borough (and across the country). There is also an increasing amount of reported loneliness and hoarding, particularly amongst the older generation.

I think a new approach to resident landlords that encourages people to open up their houses would help address a number of social as well as housing issues.

I haven't left enough time yet to look through the technical issues being proposed and respond to the survey, but will as a responsible citizen, adhere to whatever rules and regulations are introduced should I continue with my own HMO plans, but I do think an alternative mindset and approach for resident landlords making their homes available for communal living is seriously worth exploring.

I would be happy to discuss this further with Council officials at an appropriate time.

Kind regards