

Dear Sir/Madam

I would like to make this representation regarding the Article 4 direction which the council has brought in. I am extremely disappointed with the immediate action the council has implemented without any advance notification.

I purchased my property in Figge's Marsh Ward in April 2022 with the full intention of converting the existing 3-bedroom terraced house into a high spec 6 bedroom all en-suites HMO. After purchasing the property I started converting the loft under PD whilst applying for planning permission for a 6m rear extension in order to accommodate the necessary room sizes required by the council.

Work started on the property back in May 2022 - at this stage there was no indication from the council of any sorts of change in regulations and the build meant we had to take the house completely back to brick and start over. My colleague came across a message on your website regarding Article 4 direction just last week and therefore attended your committee hearing on the 16th January 2023 to learn that Article 4 direction had been brought into force on the 22nd November 2022. We are currently 85% into the build project with 6m metre rear extension and loft conversion almost complete and necessary pipe work for the 6 bathrooms.

I have been trying to speak to someone in the planning department since finding out this news, however no one has been able to advise as they tell me that the guidelines won't be available until 2023. I have been advised to just submit planning application but as you can appreciate, I am not aware of what to include within the submission as there are no guidelines available.

Please can you advise how we can move forward on this as there are still no guidelines for us to understand what the council requires for planning permission and no one in the planning department can help with this either. I am stuck in the middle of a very expensive project with monthly ongoing mortgage expenses building up and am unable to move forward on the existing project plan.

Furthermore, please can you advise if the council is aware of the compensation cases that will arise from announcing an Article 4 direction with immediate effect. At this stage I can say that our loss will be as follows:

I purchased the property for £480k, plus stamp duty and spent just over £200k plus of course mortgage interest charges, solicitors fees etc. I would anticipate a total of around £750k to £800k spent. As a result of Article 4, the property would have to be converted back into a residential house fit for family purpose which would cost around £80k. This would make the total then reach £880k. Based on the current value of the property I would probably achieve a sale of around £550k causing a loss of over £300k.

We were astonished to hear in the zoom meeting on 18/01/2023 regarding Article 4 that according to yourselves, the average spent on an HMO conversion was between £20k-£30k which as you can appreciate is not in-line with what is normally the case with the majority of the projects as you can see from our figures above. Perhaps it

would be worth the planning department visiting more frequently established high-spec HMO's or maybe increase the levels of standard they have currently.

We as developers are in strong favour of having such a scheme as Article 4 in place which will prevent rogue landlords from undertaking inadequate projects leading to issues such as environmental health, waste sanitation issues etc which is really the remit of the licensing department. After having heard why the council is implementing this it is clear that the issues are more to do with the environment health department.

I would humbly request if the council could please re-think the implementation of Article 4 and the people who have made huge investments with no prior knowledge of these changes - an extension of a year would be reasonable we believe.

I do hope the council will take these points into consideration and I am more than happy to discuss this issue further if required.

Regards,

A solid black rectangular redaction box covering the signature area.