

Noise Disturbance & Management Plan

Policy Standards & Requirements

Any planning application should demonstrate that the proposed 5 bedroom HMO occupied by unrelated individuals would not introduce a potential source of noise and disturbance greater than that normally associated with a 4 bedroom single family dwelling house to the detriment of neighbouring residential amenity.

Pre-application Planning Advice

As a result of the advice provided within my pre-planning application regarding noise & disturbances, I have attached a Noise Management Plan which has been successfully implemented in previous tenancy agreements.

Noise Management Plan

The Noise Management Plan aims to manage the introduction of potential noise and disturbances which would be otherwise greater than that normally associated with a 4 bedroom single family dwelling house and will include the following actions:

1. CCTV system
2. Preventing anti-social behaviour
 - (i) *Pre-tenancy checks*
 - (ii) *Type of tenants*
 - (iii) *Anti-social behaviour & code of conduct terms in the tenancy agreement*
 - (iv) *Property management; consultations with neighbours; and complaints*
3. Room layout
4. Property improvements

1. CCTV System

CCTV cameras using the “RING” doorbell & additional cameras will be installed at the property and used as evidence if noise disturbances have been reported by the neighbours or others. This RING system records a live view of the property to detect movement and sound and has been installed in an existing Libra Spaces accommodation in Newland Avenue with evidence of this in use shown in Figure 1. However, the use of CCTV for noise disturbances has never been called upon due to the proactive measures we take before agreeing to a tenant moving into one of Libra Spaces, of which shall now be discussed.



Figure 1. Ring Doorbell in use at a different Libra Spaces accommodation.

2. Preventing Anti-social Behaviour

There are certain steps that we take to prevent the likelihood of anti-social behaviour and each action point will be discussed.

(i) Pre-tenancy checks

Prior to each tenancy agreement, we require written references from prospective tenants to maximise the chances of getting one of the many responsible tenants and minimise the risks to the property & neighbourhood. As part of the rigorous pre-tenancy reference checks, we check with a number of sources to best tell us about the prospective tenant which includes their previous landlord, employers and a character reference. By running these checks it provides us with a valuable insight that will help decide whether to rent to the prospective tenant or not.

(ii) Type of Tenants

Libra Spaces primarily provides shared living accommodation to NHS healthcare professionals & medical students. Previous & current tenants living within a Libra Spaces accommodation in Newland Avenue have included junior doctors and medical students. Due to the high-quality accommodation being provided, we now have a waiting list of junior doctors and medical students for the next co-living space we provide. As a result of the type of tenant we are able to attract, we can be confident that a noise & disturbance event is highly unlikely. However, to be sure of this, we will still incorporate a Code of Conduct & Anti-Social Behaviour clause in the contract - which is now discussed below.

(iii) Anti-social behaviour & code of conduct terms in the tenancy agreement

Within our tenancy agreements with Libra Spaces, we include specific clauses relating to anti-social behaviour. The most common issues which may give rise to problems and which can be addressed through terms of our tenancy agreements include:

- Sub-letting by the tenant
- Anti-social or criminal activity which may become a nuisance or cause damage to the property or the neighbourhood or which may render the property insurance void
- Noise pollution. This could be general noise associated with frequent entrants to the property or specific noise audible outside the property caused by musical instruments, television or radio or other equipment.

By ensuring the agreement has a suitable clause & code of conduct of living with Libra Spaces, we can ensure that our tenants are aware of their responsibilities and rely on the clause later should we need to take action around the behaviour in question.

(iv) Property management; consultations with neighbours; and complaints

Libra Spaces has an extremely proactive management team to look after our tenants by providing them with the support they require. Additionally, we have a duty to act reasonably in relation to the management of the living accommodation in respect of any dealings with neighbouring residents of the property as we seek to maintain a healthy relationship between our tenants and neighbours. This is achieved through arranging both formal and informal consultations with neighbours about the tenants within the Libra Spaces accommodation. We have a complaints department where we will take reasonable steps to investigate any complaint made by residents of neighbouring properties relating to the behaviour of the tenants or their visitors, at or in the vicinity of the living accommodation.

3. Room layout

Within the change of use for the proposed address, the natural layout of the property will help mitigate noise & disturbances in terms of walls being shared with neighbouring properties. For example, Bedroom 4 & Bedroom 5 on the ground floor do not share a wall with any neighbouring properties. This is due to the shared passageway in between which separates the neighbouring property to the left. This alleyway can be seen on the title plan highlighted in blue (Figure 2) and in the photo of the outside of the property in Figure 3.

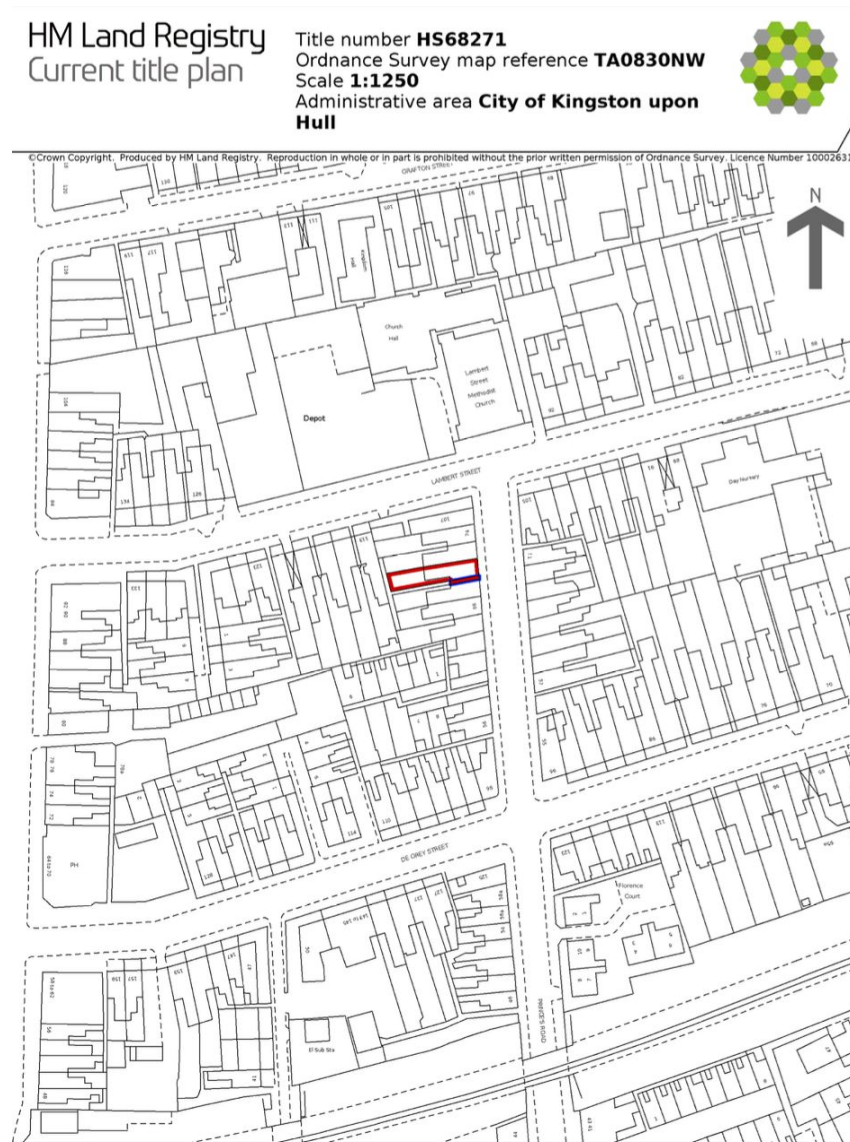


Figure 2. Shared passageway shown on the title plan highlighted in blue.



Figure 3. Photo of the shared passageway separating the neighbouring property to the left (light blue arrow).

4. Property improvements

We have plans in place to install external wall insulation to the property. Not only does external wall insulation comply with the Government's plans to improve the thermal performance and energy efficiency in homes, but it can also dramatically improve the acoustics of a building (Hindley, 2018) and is ideal for reducing external noise (Greenage, 2018). “External wall insulation is a great choice if you live in a solid wall property, or even if your property just needs an extra soundproofing boost” (Hindley, 2018). Below is a diagram attached of the external wall insulation proposed from the supplier who we are looking to use for installation (Figure 4). We are proposing to install this to the front and rear of the property. Further information on the external wall insulation will be attached as part of the application.

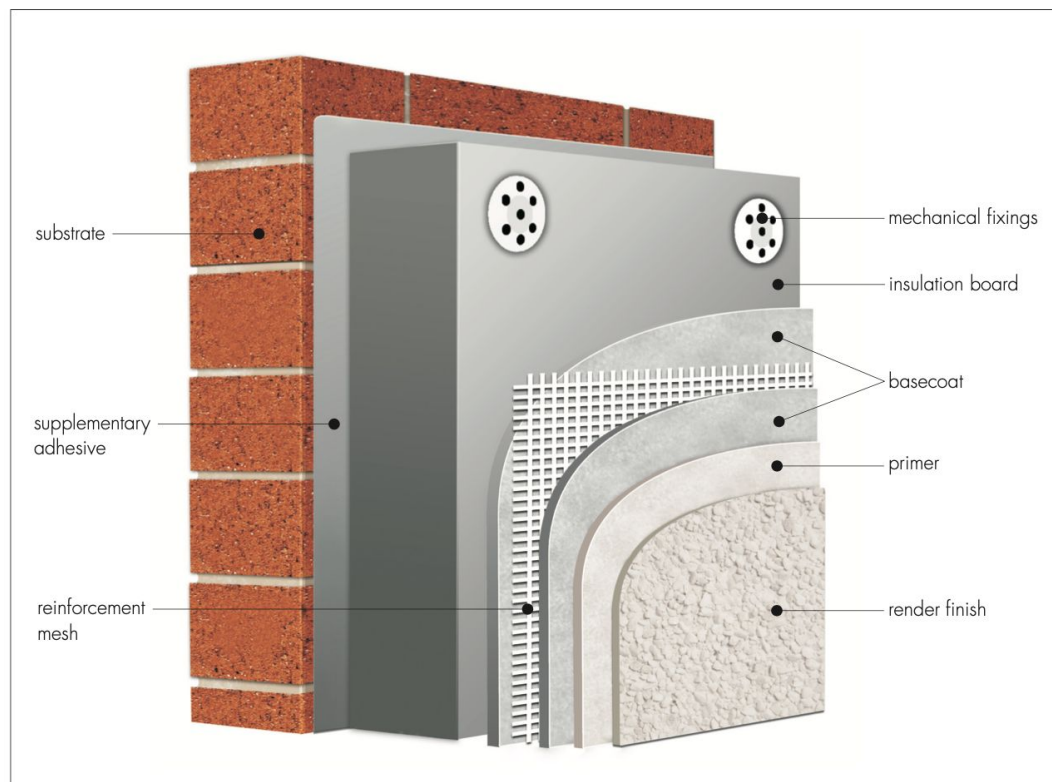


Figure 4. External wall insulation system.

References

Greenage (2018). Soundproofing with insulation. Available online at:

<https://www.thegreenage.co.uk/soundproofing-with-insulation/> [Accessed: 12/10/2020].

Hindley, A. (2018). Is EWI Soundproofing? Available online at:

<https://ewistore.co.uk/is-ewi-soundproofing/> [Accessed 12/10/2020].