

Avonside Guest House  
106 Coronation Road BS3 1AX

Change of use Application from Use Class C1 to Use Class HMO- Sui Generis  
(Guesthouse to HMO – Sui Generis).

Background to Application

Since 1930's 106 Coronation Road has operated as a Guesthouse offering traditional Bed and Breakfast accommodation. The current owners took over the business in May 2003. Initially business was good and there was a high demand for the rooms. This trend continued for 8-9 years.

Unfortunately, the recent flooding of the market with large chain low cost hotels (Travel Lodge/Premier Inn) and very rapid growth of AirBnB in Bristol is direct competition for the type of customers that would previously have used a guesthouse. Again unfortunately Guest house rooms cannot be offered at the same cost as AirBnB due to the additional costs e.g Fire safety equipment, Business Loans, Business Insurance, VAT , and advertising etc.

Secondly guesthouses cannot offer comparable facilities and finally the booking sites such as Booking.Com take a very high % of the income (but are necessary to use as they dominate bookings outside of AirBnB)

The combination of these factors has effectively meant the end for the business. Occupation rates have reduced significantly over recent years. There are a number of advantages to the change of use to Sui Generis – HMO. The change of use to a HMO requires very little work. There is no work externally and only cosmetic changes inside. Due to the many years of use as a guest house it is not suited to use as a family home.

The costs to reinstate it as a single home would be severe. The alternative to convert the building to flats would be subject to a further planning application. The building work required for this conversion is likely to be prohibitively expensive. There is less appeal for families on Coronation Road as the level of traffic and traffic noise is deemed a negative by potential purchasers. The application complies with BCC policy relating to HMO, namely there are less than 10% in the surrounding area and neither property adjoining 106 are HMO. There remains a high demand for rented properties in South Bristol.