

Application: 100655663-001

13 February 2024

To whom it may concern

32 Springfield Gardens, Glasgow, G31 4HW

The property will operate primarily with corporate lets and insurance displacement lets. The bookings may be from tourist or AirBnB type companies however this is not the main type of client that business concentrates on.

The minimum stay for this accommodation is 1 day however most bookings range from 1 week upwards. It is common for some bookings to stretch into weeks/months depending on the Clients requirements. This typically means that any surrounding property owners should be seeing familiar faces. There are 3 bedrooms within the property with 1 having double bed, 2 having a day bed and a livingroom having sofa bed. In total the maximum number of a maximum of 3-6 guests within the property would not exceed 6 given that there is 1 bathroom, 1 en-suite and 1 toilet downstairs. The accommodation would be let out on a group basis and rooms would not be let out individually ie this is not an HMO opportunity.

We note the maximum is 3-6 as the 1 double bed, 2 days beds and sofa bed have mostly only one person sleeping in them. However, the maximum capacity is 6 at any one given time and the minimum can be anything as little as 1 person.

Keys are available with the use of lock boxes. Key codes for the lock boxes are only distributed when a full audit of the potential occupier has been completed and after booking fees have been taken including security deposit. This minimises any potential damage to the property and surrounding properties and ensures that proper records of occupants are kept and maintained. Should the occasion arise then team can meet a guest on arrival or on exit.

Cleaning and housekeeping is typically undertaken semiweekly. The cleaning teams are disposing of the waste in the allocated waste bins and guests are also provided with information on the location of the bins should they wish to take the waste out.

Management team by virtue of the fact that they have guest contact details and payments up front are in control of the property. Check in times are generally restricted between 3pm and 9pm to minimise any potential disturbance within a residential area. Given the low frequency of check in or departure it is suggested that the comings and goings of guests is no more onerous perhaps than some residents returning from their own place of work.

This parking for the property is one car space on the drive and with shared communal on-street parking. When the property is being used by guests its typical max of 2 cars would be required to facilitate the max 6 guest profile for the property.

Yours faithfully