

VID ASSETS LIMITED

SUPPORTING STATEMENT

1. Purpose

1.1 Current Use

44 Craigmuir Road Glasgow G52 2JL is used as a self catering unit.

1.2 Intended Use

The intent is to continue to use 44 Craigmuir Road Glasgow G52 2JL as a self catering unit (Home Letting Standard). We are applying for a permanent change of use based on our experience successfully operating 187 Hartlaw Crescent Glasgow G52 2JL since 2019 with planning permission approval.

2. Justification for Permanent Approval

2.1 Precedent

The Glasgow Council Principal Planning Officer Mr Ross Middleton's decision to temporarily approve our original application for change of use for 187 Hartlaw Crescent Glasgow G52 2JL was heavily based on the fact that we had been granted a temporary planning approval on 28 Feb 2020 for two other self catering units in the North Lanarkshire Council area. They are 97 and 99 Motherwell Road Bellshill ML4 2JD. They are also cottage flats with similar access arrangements.

It is emphasised that North Lanarkshire Council Planning department granted full planning permission for these two cottage flats on 08 Nov 2021. They did this because during the 18 month temporary approval we demonstrated our ability to satisfactorily manage our self catering units (97 & 99 Motherwell Rd) in a manner that preserves and in certain aspects enhances the residential amenity of the site and surrounding area. We will demonstrate in this supporting statement how we have done this for 5 Moulin Terrace and the surrounding area since inception in 2021.

2.2 Planning Policy

In the decision notice Glasgow Council Planning Department reason for granting approval for 187 Hartlaw it was stated, *'the proposal was considered to be in accordance with the Development Plan and there were no material considerations which outweighed the proposals in accordance with the development plan.'*

This decision was made after much debate with the planning team and principal planning officer. It is highly recommended that the planning officer assigned to this application for permanent approval read the appeal document that was submitted (and approved) as part of our original submission for 187 Hartlaw if they feel that this submission is at odds with CDP1 or SG10 in any way. The appeal document dissects the original reasons for refusal (which were overturned) by specifically referring to the relevant council guidance, policies and broader development plan.

We have continued to comply with the Glasgow Development Plan and more specifically SG 10 Meeting Housing Needs for all of our self catering units located in the Glasgow Council area.

3. Operational Experience

Our company has been using 44 Craigmuir Road Glasgow G52 2JL as a self catering unit since 2018. On 14 Dec 2018 the property was awarded business rates based on history of use as a self catering unit. This pre-dated the requirement for planning permissions for cottage flat self catering units. The property remains on non domestic rates to this date. In our opinion a certificate of lawfulness would be more appropriate for this property, however, Mr Ross Middleton advised that we should submit a full planning application. We have followed his direction.

3.1 General Findings

Using 44 Craigmuir for self catering has been an enjoyable experience. Our properties are constantly maintained to a high standard through regular housekeeping and maintenance. It has been a pleasure to be able to provide short stay accommodation to people working away from home and therefore support local Penilee community projects. We have been humbled by the positive reviews that we have received for this property which are constantly occupied by repeat customers.

3.2 Management

Pillow Partners (PP) manage all of our self catering units. This company is excellent at securing high quality working guests. It has been our experience that PP exercise exemplary management and control procedures. These procedures are detailed in depth later in this statement.

3.3 Guest Durations and Number of Guests

Stay durations are constantly varied depending on guest needs. PP primarily target working guests that have requirements to work away from home. PP have a large number of corporate clients that regularly require short term accommodation. They include insurance clients, trade companies and other service providers. These types of guests are long term and have been staying for durations of 2 weeks and up to 3 months. On average the number of guests that stay is two to three.

3.4 Housekeeping and Maintenance

Cleaning is generally conducted weekly which is no more than any other residential property that utilises a cleaning service. Depending on guest requirements and stay durations cleaning is occasionally conducted fortnightly or monthly. Cleaning is also conducted on the exit of all guests. All cleaning apparatus, supplies and materials are kept on site in a dedicated housekeeping storage room so as to reduce contractor footprint.

Linen service is provided weekly for long term guests and on all exit cleans. All linen is cleaned and pressed off site and clean linen is stored on site in the dedicated housekeeping storage room. This eliminates the use of washing machines, dryers, and clothes lines at the property.

The property was extensively renovated prior to its use as self catering and therefore, maintenance requirements are minimal.

3.5 Neighbour Interaction and consultation

PP are committed to regular consultation and interaction with the immediate neighbours so that they can continue to improve and innovate their management and control procedures and mitigate any issues brought to their attention to the best of their ability. PP exercise a robust management and control strategy which is detailed later in this statement.

The PP operations manager, Emma Wolfe has physically introduced herself to all immediate neighbours and has provided her direct contact details and the PP 24 hour emergency contact details. Emma has been in regular contact with the immediate neighbours who have reported minimal issues.

3.5.2 Waste

PP organise dedicated private uplift of waste from this property.

4. Site Location

The property is located on a residential street of Penilee, Glasgow. There is only local traffic on the street with ample on and off street parking at all times.

The close proximity of public transport to the site significantly reduces the requirement for guest vehicles.

There are a range of other local amenities located closeby including takeaway shops, barbers, pharmacy, newsagent and a beauty shop.

Silverburn, Braehead, and Glasgow shopping malls are 3.2 miles, 2.8 miles and 3.7 miles from the property respectively.

5. Site Characteristics

No changes to the site characteristics are proposed in this application for permanent change of use. Please refer to the block plan drawing for a diagrammatic representation of the existing site characteristics and features of 44 Craigmuir. The Scottish Land Registry Title plan should be referenced for a detailed description of dedicated garden space and outdoor footpath access for 44 Craigmuir.

The total site area of 44 and 46 Craigmuir is 629m². The frontage of the site is 21.5m and the depth of the site is 37m. The site contains the lower portion of an ex local authority two storey block of two flats each containing three bedrooms. The building envelope or footprint of 44 and 46 Craigmuir is 90m². The frontage of the building is 10m and the depth is 9m. Specifically, the yard area dedicated to 44 Craigmuir is 370m².

There is a paved path adjacent to every boundary of the building. The main door access to 44 Craigmuir is located on the external of the building at the eastern side elevation. The paved path also allows access to the dedicated bin refuse and recycling point at the front of the building.

3.1 Parking

There is a dedicated off street parking position at the property. There is sufficient space for two cars to be parked on street within the frontage bounds of the site. Additionally, there is abundant on street parking that is rarely used by local residents.

6. Floor Plans

No changes are proposed to the floor plan of this property in this application for change of use. Please refer to the floor plan drawing of 44 Craigmuir for diagrammatic representation of the internal features of the property.

The property has its own main door for access. The floor plan is characterised by self contained kitchen, lounge room and bathroom. There are two bedrooms. All bedrooms are large doubles. The electric switch board is located at the top of the stair case. The gas meter is located in the kitchen in the boiler cabinet.

7. Safety Standards

7.1 Electrical Inspection and Condition Report (EICR)

The property has a current EICR which is to be renewed every five years.

7.2 Portable Appliance Testing (PAT)

The property has a current PAT which is renewed annually.

7.3 Gas Safety Certificate (GSC)

The property has a current GSC which is renewed annually.

7.4 Fire Risk Assessment (FRA)

The property has a current FRA which is renewed annually. There is a fire escape plan provided at the property along with a fire blanket kit.

7.5 Smoke Alarm Testing

Smoke alarm testing is conducted biannually.

7.6 Holiday Let Insurance

The property has a current holiday let insurance policy covering buildings, contents and public liability.

8. Management & Control

The property is managed by Pillow Partners (PP). The PP headquarters is based in Ayr, Scotland. PP is well established throughout the United Kingdom with 203 properties listed for SA. Specifically PP has 42 properties listed for SA in Glasgow and Renfrewshire. PP also has 500 residential tenancy properties that they manage.

PP advertise on a multitude of online platforms including Booking.com and AirBNB. They're very meticulous with their screening of potential guests and avoid potential problem guests. PP primarily target working guests that have requirements to work away from home. PP has a large number of corporate clients that regularly require short term accommodations. They include insurance clients, trade companies and other service providers. These types of guests are long term, typically staying for one month to six months in duration.

The properties listed by PP maintain a very high standard. All of our properties listed with PP have undergone significant cosmetic renovations including new kitchens, bathrooms, decorating and flooring. New furnishings have also been supplied. PP maintains the safety standards at 44 Craigmuir. A link of the Booking.com advertisement 44 Craigmuir can be found at:
https://www.booking.com/hotel/gb/penilee-upper-apartment.en-gb.html?aid=304142&label=gen173nr-1DCAEoggl46AdIM1gEaA-IAQGYAQm4ARfIAQzYAQPoAQGIAGoAgO4Avr525QGwAIB0gIkZjdiNGZlYmEtMmEyMy00MmYyLWI5ZTEtMDcwNjdmYzZhYzky2AIE4AIB&sid=851da2c9b549a69fb09c7fd82f6b20c9&dest_id=6853633;dest_type=hotel;dist=0;group_adults=2;group_children=0;hapos=1;hpos=1;no_rooms=1;req_adults=2;req_children=0;room1=A%2CA;sb_price_type=total;sr_order=popularity;sreepoch=1654063098;srpvid=a99e29fcbb2f010c;type=total;ucfs=1&#tab-main

PP maintains a strict set of guest terms and conditions and they can be found at the following link:
<https://pillowpartners.co.uk/>

8.1 Immediate Neighbors

The immediate neighbors, in the same block of four number 46, 48 and 50 have all been provided with PP contact details so that any issues at the properties can be reported, managed and resolved to an acceptable standard. Specifically the immediate neighbor has been briefed on the following:

6.1.1 Noise Control

Zero noise complaints have been reported since inception. The immediate neighbors have been advised to report any alleged excessive noise from the property. It is important that this is done so that other immediate neighbors are not disturbed. PP will assess the complaint and if appropriate they will contact the guests to issue a warning. If alleged excessive noise continues immediate neighbors are to report this back to PP. PP will then send a representative to the property to assess the situation. If it is confirmed that there is excessive noise the culpable guests will be asked to leave the property. In the event that the guests are not cooperative the police will be engaged.

6.1.2 Antisocial Behavior

Zero antisocial behavior complaints have been reported since inception. The immediate neighbor has been advised to report any alleged antisocial behavior from the property. It is important that this is done so that other immediate neighbors are not disturbed. PP will assess the complaint and if appropriate they will contact the guests to issue a warning. If alleged antisocial behavior continues immediate neighbors are to report this back to PP. PP will then send a representative to the property to assess the situation. If it is confirmed that there is antisocial behavior the culpable guests will be asked to leave the property. In the event that the guests are not cooperative the police will be engaged.

6.1.3 Illegal Behavior

There have been no reports of illegal behavior since inception. The immediate neighbor has been advised to report any alleged illegal behavior from the property. PP will assess the complaint and if appropriate they will send a representative to the property to assess the situation. If it is confirmed that there is illegal behavior the culpable guests will be asked to leave the property and the police will be notified.

8.2 Maintenance

The grounds maintenance is conducted fortnightly. This includes mowing and edging of lawn, weed killing and hedge trimming.

Internal maintenance is very minimal given the extensive renovation upgrade works that have been conducted.

8.3 Cleaning and Linen

Professional cleaning and linen services are managed by PP. The company that PP contract for these services is MJ Services Limited. Linen service is provided weekly for long term guests and on all exit cleans. All linen is cleaned and pressed off site and clean linen is stored on site in the dedicated housekeeping storage room. This eliminates the use of washing machines, dryers, and clothes lines at the property.

Cleaning is conducted weekly, fortnightly or monthly depending on guest requirements and stay durations. Cleaning is also conducted on the exit of all guests. MJ services ensure that a very high standard of cleanliness and hygiene is always maintained at this property. All cleaning apparatus, supplies and materials are kept on site in a dedicated housekeeping storage room so as to reduce foot traffic to the main door access.

Permanent residents regularly use a cleaning service and there are no rules against this. As demonstrated MJ Services Limited provide a very discrete service that significantly reduces the presence of contractor's footprint on site.

8.4 Waste Control

There is a designated bin refuse area at the property. PP organise dedicated private uplift of waste from this property.

8.5 Parking

PP policy is that all groups of guests that book this property can only park one car at the property. This maintains the amenity of car parking for neighboring residents in the community and promotes the use of public transport which is located very close to this property.