

## **HMO Management Plan for 46 Bath Road, Harlington, UB3 5AH**

### **Introduction**

We are committed to providing the highest quality of accommodation at 46 Bath Road and completed a full renovation of this detached family home in March 2020. The refurbishment included a loft conversion, brand new kitchen, new bathrooms and new floors throughout. The pictures below and the link to a Matterport scan demonstrate the quality of housing being provided. We have ensured that all the minimum standards for 6-8 room HMOs within the London Borough of Hillingdon, as specified by the council's housing department, are met as well as building, fire, gas and electrical safety regulations which we are fully compliant with.

The house has been operating successfully under an HMO licence since April 2020 with 6 double en-suite rooms. We have let rooms to young professionals working in the vicinity including cabin crew staff, immigration officers and customer service managers all under traditional Assured Shorthold Tenancy (AST) agreements with a minimum term of 6 months. We have had very positive feedback from all our residents to date and no issues whatsoever. We actively engage with neighbours and the local community to ensure that all parties are happy with the house and how it is being managed.

### **Tenants**

We work closely with our managing agent, Epsilon Property Associates ("EPA") to find tenants and have an agreed policy to take on professionals only after identity verification, right-to-work checks, employer references and credit checks are all passed. EPA manage a large portfolio of properties in the Borough of Hillingdon and are well-respected by their clients.

### **Noise and Anti-Social Behaviour**

The house is detached and has been operating as a 6-room HMO to date and we have not had any issues with noise or anti-social behaviour. EPA as the managing agent, regularly speak to the tenants to find out if there are any issues and ensure that all tenants are adhering to the house rules. We will only have single occupancy rooms at the property and if a tenant has a guest staying for more than two days then the agent / landlord must be notified. We also know our neighbours on both sides of the house and are in touch with them regularly sharing our contact details for them to report any issues. In due course, we will look to install CCTV cameras for added security for residents.

### **Management**

Our managing agent, EPA, visits the property once a month for a general property inspection and as landlords we are usually present for these monthly inspections. Any repair or maintenance issues are highlighted early-on, and we jointly agree on the best way to address these quickly. We have a trusted group of contractors/tradespeople that we work with to rectify any issues in a timely manner and to date have not faced any problems. Fire, health and safety, gas and electrical safety inspections are conducted annually (at a minimum) in line with best practices and current laws / regulations. All certificates are available for inspection.

We provide a fortnightly cleaning service of the kitchen and communal areas of the house and our cleaner reports back to us if she notices any issues within the house. Our firm belief is to attract and retain tenants for the long term and therefore they are more likely to look after the house.

EPA are on hand to always assist residents with any issues and a noticeboard is in place in the main hallway with their contact details.

Our landscape plan will be immediately implemented should it be approved. We currently have a regular gardener to visit and maintain the property and he has stated the new landscape plan with grass, shrubs, trees, hedgerows, living walls, etc that are proposed to be planted will provide a tidy and attractive outdoor amenity space for residents, and will not be an issue from a maintenance perspective.

## Refuse Collection

We have provided food, recycling and general waste bins to the residents and have initiated a rota system for bin collection days so bins are always emptied regularly. As part of our proposed landscaping plan, we would supply and install a wooden bin store to the front left side of the house. This would improve the street scene and be more hygienic.

## Conclusion

The house offers high quality single occupancy en-suite rooms to local professionals and has been operating successfully as a 6-room HMO for over 2 years and 5 months. The extra two rooms would mean two more residents and this is easily accommodated given the space and current operating/management plan, providing no disruption to the existing residents and local community.

We have operated HMOs for over 4 years in the South East of England, between various areas of London and Northampton, so are well versed in managing them and have established a support team to ensure they all run smoothly for tenants and local communities. We would welcome a visit from the council's housing department to view the house at any time.

Kind regards,

Mr Milen Johar  
Landlord

Mr Ravi Gidwani  
Landlord

## 46 Bath Road Pictures and Video Tour Link

For the video tour please visit: <https://my.matterport.com/show/?m=BJzgeQFrPib>

