

From: Andrew Gregory <andrew@thelettingstation.co.uk>
Sent: 12 August 2025 17:00
To: Burrows, Lydia (Planning Officer) <Lydia.Burrows@newport.gov.uk>
Cc: Neil Campodonic <neil.campodonic@gmail.com>; Keen, Jonathan (Service Manager - Housing Supply and Regulation) <Jonathan.Keen@newport.gov.uk>
Subject: Re: 52/54 Clarence Place.

Good Afternoon Lydia.

I understand from our agent / architect 'Neil' that you are the planning office now dealing with our respective change of use and ancillary application.

Neil has suggested that I might be best placed to supply any additional information that may be required as well as to confirm our interaction with NCC Housing.

The property is let to NCC (Emergency Housing Team) on a 5 year lease which they use for emergency housing with a 24 Hour Security Provision. They required us to attain

A HMO status prior to contract in order to have confirmation that it met the required standards. We actually exceeded the standards (some of the reasons I will explain below),

Which then allowed us to agree a commercial licence to let and allowed the council to operate as they required.

There is however a little ambiguity as the original HMO Licence granted 9 bedrooms and 3 receptions, but for the usage required (commercial rather than HMO) the terminology

Is better required as Hostel with all 12 current rental suitable rooms utilised as bedrooms. We have also created / made available a meeting room to be used as a rehabilitation

Facility...

Additional amends already carried out include...

The super insulation of all internal walls (which has allowed us to achieve an EPC 'B' Rating.

A modern solar farm 'with triple battery backup', allowing the property to be almost self sufficient.

Full Electric / No Gas, Installation with Far-Infrared ceiling mounted heaters, affording healthy heating without dust or pollutants (almost hypoallergenic).

We also continue to work with the councils emergency housing team to provide a Drug & Alcohol free (Zero Tolerance) policy. Which I'm sure the team will confirm is proving

Very effective and helping residents to transition to a better normality through their residence!

I would love to show you around what we have achieved if it would help in your process?

Let me know if this would work or if you want / need further information.

I've also copied in Jonathan Keen at NCC who I'm sure would advise and confirm anything you would want to know

Kind Regards.

Andrew

07974257227



Andrew Gregory

Managing Director, The Letting Station

07974257227

 [029 2002 088](tel:02920020880)

[0](mailto:andrew@thelettingstation.co.uk)

☎ 079 7425 722

7

www.thelettingstation.co.uk

k

