

Supporting Statement

HMO Management, Security and Amenity

Planning Application Ref.	260424
Site Address	230 Dean Road, South Shields, NE33 5PZ
Local Planning Authority	South Tyneside Council
Document	Supporting Statement — HMO Management, Security and Amenity
Prepared by	Beaumont & Partners
Date	August 2026

1. HMO Management

The property will be professionally managed by Beaumont Lettings & Property Management as managing agent. The following management arrangements will be in place:

- A named point of contact for residents, supported by a 24-hour emergency contact number.
- Regular routine inspections of the property and communal areas fortnightly, together with a proactive repairs and maintenance regime.
- Referencing and vetting of all tenants prior to occupation. (Right to rent, ID, landlord and employment checks)
- Written tenancy agreements and house rules issued to every resident, covering conduct, noise and the use of communal areas.
- Full compliance with HMO licensing requirements and the Management of Houses in Multiple Occupation (England) Regulations 2006.

2. Security

The following security measures will be provided for the safety of residents:

- Secure, robust external entrance doors fitted with quality locks.
- Individually lockable bedroom doors to each letting room.
- Window locks to ground-floor and other accessible windows.
- Mains-wired, interlinked fire detection throughout, with fire doors provided as required.

3. Room 3 — Bathroom Arrangement

Room 3 is served by a off-suite bathroom. This is a well-established and common arrangement within HMOs of this type, and one which we operate successfully across our existing portfolio, including in comparable properties in the surrounding Dean Road area. In practice this arrangement has not given rise to the safety or quality-of-life concerns identified in the consultation response.

With regard to the access arrangement in particular, it is considered that the layout provides a reasonable and private standard of amenity for the occupant of Room 3. On the basis of the company's operational experience of managing similar HMOs, the current arrangement is not considered to present the risk suggested.