

LICENSING COMMITTEE INFORMATION SHEET
19 February 2025

Public Application

TYPE OF APPLICATION: SHORT TERM LET LICENCE APPLICATION
NEW HOST-SECONDARY LETTING

APPLICANT: UCHENNA NNAMANI

PROPERTY MANAGER: ED&P PROPERTY LTD

ADDRESS: 2 WOODCROFT ROAD, ABERDEEN

INFORMATION NOTE

- Application Submitted 31/07/2024
- Determination Date 30/04/2025

This Short Term Let licence application is on the agenda of the Licensing Committee for the reason that 8 representations/objections were submitted to the Private Sector Housing Team.

If, after consideration of the representations/objections, the Committee is minded to grant the Short Term Let licence, it may do so since at the time of drafting this report, the necessary upgrading works and certification have been completed.

DESCRIPTION

The property at 2 Woodcroft Road, Aberdeen, is the subject of this new Short Term Let licence application and its accommodation comprises of a detached house, with 3 bedrooms, 1 bathroom, kitchen, dining room, living room and toilet. The applicant wishes to accommodate a maximum of 6 guests, which is acceptable in terms of space and layout. The location of the premises is shown on the plan attached as Appendix A.

CONSULTEES

- Police Scotland
- Scottish Fire & Rescue Service
- Aberdeen City Council's Planning Team
- A public Notice of Short Term Let Application was displayed outside the building, alerting the public to the licence application.

REPRESENTATIONS/OBJECTIONS

- Police Scotland – no objections
- Scottish Fire & Rescue Service – no objections
- Aberdeen City Council's Planning Team – no objections
- One objection letter from Joanne Ross (Attached as Appendix B)

- One objection letter from Tamara Howarth (Attached as Appendix C)
- One objection letter from Steve and Sally King (Attached as Appendix D)
- One objection letter from Gail, John, Emma & Milly Noble (Attached as Appendix E)
- One objection letter from Forbes Murray (Attached as Appendix F)
- One representation letter from Henry Bob-Manuel (Attached as Appendix G)
- One representation letter from Charles O'Martins (Attached as Appendix H)
- One representation letter from Martin Orakwe (Attached as Appendix I)
- One representation letter from applicant Uchenna Nnamani (Attached as Appendix J)

The objections/representations were received within the statutory time period therefore the Council must consider.

COMMITTEE GUIDELINES/POLICY

All applications for Short Term Let licences are dealt with in accordance with the Scottish Government's document:

[Short term lets - licensing scheme part 2: supplementary guidance for licensing authorities, letting agencies and platforms](#)

GROUND FOR REFUSAL

This application is being dealt with under the provisions of '[Civic Government \(Scotland\) Act 1982 \(Licensing of Short Term Lets\) Order 2022](#)' (the 2022 Order)

Available [grounds of refusal](#) are as follows:

A licensing authority shall refuse an application to grant or renew a licence if, in their opinion—

(a) the applicant or, where the applicant is not a natural person, any director of it or partner in it or any other person responsible for its management, is either—

(i) for the time being disqualified under section 7(6) of this Act, or

(ii) not a fit and proper person to be the holder of the licence;

(b) the activity to which it relates would be managed by or carried on for the benefit of a person, other than the applicant, who would be refused the grant or renewal of such a licence if he made the application himself;

(c) where the licence applied for relates to an activity consisting of or including the use of premises or a vehicle or vessel, those premises are not or, as the case may be, that vehicle or vessel is not suitable or convenient for the conduct of the activity having regard to—

(i) the location, character or condition of the premises or the character or condition of the vehicle or vessel;

(ii) the nature and extent of the proposed activity;

(iii)the kind of persons likely to be in the premises, vehicle or vessel;

(iv)the possibility of undue public nuisance; or

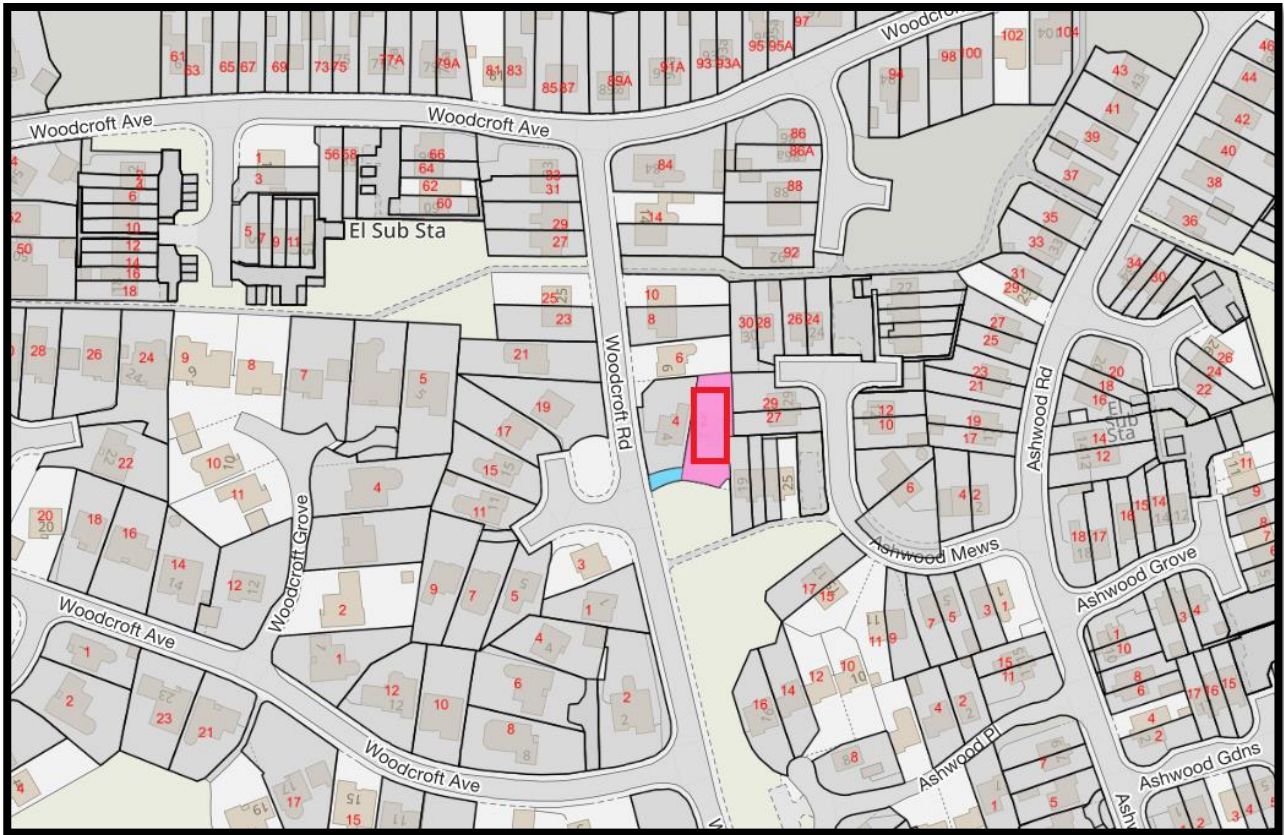
(v)public order or public safety; or

(d)there is other good reason for refusing the application;

OTHER CONSIDERATIONS

- Landlord Registration is not a requirement of Short Term Let licensing.
- The Council's Community Safety Team has no record of anti-social behaviour complaints in respect of 2 Woodcroft Road, Aberdeen.
- The applicant was requested to re-display the Notice. The Notice was re-displayed for the statutory 21 day time period.
- There no Granted Short Term Let licences at Woodcroft Road.
- The property is currently unlicensed. As the applicant is a new operator, the property cannot operate as a Short Term Let until the Licence application is determined.

'A'



'B'

From: Ross, Joanne Lynsey
Sent: 07 August 2024 20:49
To: ShortTermLets <ShortTermLets@aberdeencity.gov.uk>
Subject: Objection

Hello

I am emailing to convey my objection to the application for short term letting at 2 Woodcroft Road, Aberdeen, AB22 8DU - reference HSTL635173769.

I am unsure of the nature of short term lets and whether this will differ from the tenants this property has had over the last 9 years or so. Nevertheless, my concerns stem from the poor management and maintenance of this property while people have been renting it over that time. Neighbours have been impacted by noise on occasions caused the tenants. More recently, neighbours have been impacted by illegal drug use by tenants on the property - this being undertaken by the most recent renting tenants on a daily basis from as early as 7am over the last 4 years approximately. Furthermore, neighbours have been impacted by the owner of the property who has not maintained the property adequately. This includes severely overgrown hedges and tree growing multiple feet beyond boundaries into neighbour's properties. This has had a financial impact on myself and others who have had to pay for services to remove bushes and dangerous broken tree branches overhanging my property.

As mentioned, I am not fully familiar with the nature or where term lets but if this means that there would be a higher turnover of renting residents in this property, I believe my current concerns would still be applicable and perhaps increased.

Kind regards

A large black rectangular redaction box covering the signature area.

'C'

Mr & Mrs Howarth

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Private Sector Housing

Business Hub 11
Second Floor West
Marischal College
Broad Street
Aberdeen
AB10 1AB

18 August 2024

Objection to Notice of Application for a Licence for a Short Term Let

Address: 2 Woodcroft Road, Bridge of Don, Aberdeen, AB22 8DU
Application Reference: HSTL63517369
Name of Applicant: Uchenna Nnamani

We refer to the above matter.

We, as a family of five, write to object to application for a licence for a short term let. Our objection is based on the following grounds found within the Guidance Notes for Objections/Representations Civic Government (Scotland) Act 1982 Section 5 (3)(c)(d):

(c)where the licence applied for relates to an activity consisting of or including the use of premises or a vehicle or vessel, those premises are not or, as the case may be, that vehicle or vessel is not suitable or convenient for the conduct of the activity having regard to—

- (i)the location, character or condition of the premises or the character or condition of the vehicle or vessel;
- (ii)the nature and extent of the proposed activity;
- (iii)the kind of persons likely to be in the premises, vehicle or vessel;
- (iv)the possibility of undue public nuisance; or
- (v)public order or public safety; or

(d)there is other good reason for refusing the application.

The location, character and the condition of the premises is not suitable for a short term let because it is situated within the residential area. This is a quiet residential area with close neighbourhood.

Every household has children. This is a close community where the community members know each other and share same values in terms of respecting our surroundings.

The nature and extent of the proposed activity is not suitable for a small community where the community members live busy lives and share the same routine. This is a quiet residential area where the community members lead busy and quiet lives. Short term let is likely to be disturbing, as there will be various people checking in and out at various times of day and night. There is likely to be disturbances by noise from the property in question.

Public order and public safety will be compromised. There will be various people, unknown to our neighbourhood frequently checking in and out in the property in question. There will be increased traffic, hence pollution and noise at various times of day and night. At present, in our neighbourhood families have the same routine. Families need peace and quiet in a safe neighbourhood, which we strongly believe will be compromised if permission for short term let will be granted.

We believe that there is other good reason for refusing the application. A few weeks ago we have already been disturbed by a verbal altercation at the address in question. A gentleman has arrived in a vehicle at the address. He started to speak to a gentleman who does various works at the address every day. We do not know the name of the person; however we think that he is the applicant. The conversation between them two became heated and loud and ended up with shouting. We could hear this behind closed windows. This was not a particularly pleasant experience as it was loud and we did not know what was going on.

We believe that the reasons for refusal satisfy the requirements of Civic Government (Scotland) Act 1982 Section 5 (3)(c)(d).

We are respectfully asking to consider the aforementioned grounds for objection and do not grant Licence for short term let.

Yours faithfully,

A black rectangular redaction box covering the signature of the sender.

Tamara Howarth

Allan Howarth

Jake, Emma and Kelly Howarth

'D'

From: Steve King
Sent: 20 August 2024 20:40
To: ShortTermLets <ShortTermLets@aberdeencity.gov.uk>
Subject: Objection to Short Term Let Application at No2 Woodcroft Road

Private Sector Housing
Business Hub 11
Second Floor West
Marischal College
Broad Street
Aberdeen
AB10 1AB
20 August 2024

Objection to Notice of Application for a Licence for a Short Term Let

Address: 2 Woodcroft Road, Bridge of Don, Aberdeen, AB22 8DU
Application Reference: HSTL63517369
Name of Applicant: Uchenna Nnamani

Dear Sir/Madam

We hereby object to the application for a short term let at the above property and in accordance with Appendix A to this email.

We consider that this will have a detrimental impact on the living conditions of close neighbours such as ourselves.

We believe that there will be increased antisocial behaviour, increased noise, disruption and intrusion by a frequent turnover of strangers as well as a loss of community and security.

It is expected that the all hours arrival and departure based on travel arrangements, will be disturbing, especially at night with the associated noise level and bearing in mind that noise travels clearly and a long way at night.

The nature of short term (holiday) lets on a substantial property with a garden will lead to larger groups and an unusual level of garden activities including parties, BBQ's, outdoor music, etc. There will be the associated noise without any regard to neighbours since frankly, they don't care, having no investment in the area and good relations with neighbours. Here today, gone tomorrow!

This is an area of quiet suburban housing, where neighbours and families know each other with children regularly walking unaccompanied along Woodcroft Road to attend school. The presence of strangers will represent a level of increased insecurity and reduction in safety.

Removing a house from any area for short term letting starts to impact on the sense of community and a reduction in that. There is an active level of community with neighbours chatting to each other in the street as we meet and also an Ashwood/Woodcroft Facebook group and a Nextdoor Oldmachar Neighbours group.

The needs of the community must take priority over one property owners financial interests. There are other means for an owner to manage an empty property of this kind with front door access. There is another property in Woodcroft Road that is on a long term let (last occupiers were there 7 years and current occupants are anticipating some years (as yet unspecified). We have been able to chat to them and welcome them as a part of this community.

We respectfully request that this application be rejected in its entirety.

If the committee feel unwilling to accept the arguments above then please consider applying strict conditions that are enforceable and WILL BE enforced such as occupancy levels and a minimum let of 7days, outdoor nighttime activities etc. to limit noise, nuisance etc. and potentially the type of strangers willing to use this property for their convenience and no one else. There are hotels and bed & breakfast accommodations which are an appropriate solution for very short duration stays.

Yours Sincerely

Steve & Sally King



Appendix A

**Civic Government (Scotland) Act 1982 (Licensing of Short Term Lets) Order 2022
Guidance Notes for Objections/Representations
Making an Objection or representation to a Licence**

c) where the licence applied for relates to an activity consisting of or including the use of premises or a vehicle or vessel, those premises are not or, as the case may be, that vehicle or vessel is not suitable or convenient for the conduct of the activity having regard to—

- (i) the location, character or condition of the premises or the character or condition of the vehicle or vessel;
- (ii) the nature and extent of the proposed activity;
- (iii) the kind of persons likely to be in the premises, vehicle or vessel;
- (iv) the possibility of undue public nuisance; or
- (v) public order or public safety; or

(d) there is other good reason for refusing the application;

'E'

Mr & Mrs Noble

26th Aug 2024

Private Sector Housing

Business Hub 11
Second Floor West
Marischal College
Broad Street
Aberdeen
AB10 1AB

Objection to Notice of Application for a Licence for a Short Term Let

Address: 2 Woodcroft Road, Bridge of Don, Aberdeen, AB22 8DU
Application Reference: HSTL63517369
Name of Applicant: Uchenna Nnamani

We refer to the above matter.

We, as a family, write to object to application for a licence for a short term let. Our objection is based on the following grounds found within the Guidance Notes for Objections/Representations Civic Government (Scotland) Act 1982 Section 5 (3)(c)(d):

(c) where the licence applied for relates to an activity consisting of or including the use of premises or a vehicle or vessel, those premises are not or, as the case may be, that vehicle or vessel is not suitable or convenient for the conduct of the activity having regard to—

- (i) the location, character or condition of the premises or the character or condition of the vehicle or vessel.
- (ii) the nature and extent of the proposed activity.
- (iii) the kind of persons likely to be in the premises, vehicle or vessel.
- (iv) the possibility of undue public nuisance; or
- (v) public order or public safety; or

(d) there is other good reason for refusing the application.

The location, character and the condition of the premises is not suitable for a short term let because it is situated within the residential area. This is a quiet residential area with a close neighbourhood. Majority of the homeowners have family, and many have young children. The community members know each other and share many similar values in terms of respecting our surroundings.

This is a quiet residential area where the community members lead busy and quiet lives. A short term let is likely to be disturbing, as there will be various people checking in and out at various times of day and night. There is likely to be disturbances by noise from the property in question.

Public order and public safety will be compromised. There will be various people, unknown to our neighbourhood frequently checking in and out in the property in question. There will be increased traffic, hence pollution and noise at various times of day and night. Families need peace and quiet in a safe neighbourhood, for their children to play safely which we strongly believe will be compromised if permission for short term let will be granted.

We believe that there is other good reason for refusing the application. A few weeks ago, we were aware of disturbances with the owner and trades people that caused unnecessary stress and uncertainty in the street.

We believe that the reasons for refusal satisfy the requirements of Civic Government (Scotland) Act 1982 Section 5 (3)(c)(d).

We are respectfully asking to consider the aforementioned grounds for objection and do not grant Licence for short term let.

Yours faithfully,

Gail, John, Emma and Milly Noble

'F'

From: Forbes Murray
Sent: 27 August 2024 18:13
To: ShortTermLets <ShortTermLets@aberdeencity.gov.uk>
Subject: Short Term Letting of 2 Woodcroft Toad Bridge of Don Abdn.

Ref No. HSTL635173769

Hello,

I would like to object to the short term letting of the house in the subject box above. This is a residential area in an estate for families.

It is not a resort or handy for the beach or city.

I do not want strangers coming in and out of the area with a different mind set to the residence, For example, they could be in a holiday mood, particularly in the evening. Where as the local people would be quieting down for work or school the next day they would not.

I do not mind anybody investing in a project or running a business from a house, but not if it impacts on the neighbours or my life style.

I do not want that.

I hope you will look at this objection to the application with the residence in mind first.

Is there going to be an extension of the notice, as it was not readable for at least 10 days ?

Cheers Forbes

'G'

From: Henry Bob-Manuel

Sent: Thursday, August 22, 2024 9:49 AM

To: ShortTermLets <ShortTermLets@aberdeencity.gov.uk>

Subject: Representation in support for the STL Application 2 Woodcroft Road. AB22 8DU (Ref: HSTL635173769)

Dear Council Licensing Committee,

Please take this email as our support for the above STL licence application (Ref: HSTL635173769).

As a family of six(6) persons who are homeowners in the neighbourhood living within 200 meters of the proposed short term let property for 10 years (since August 2014), we envisage big benefits for having a more affordable accomodation for friends and family who visit Aberdeen.

In this modern era, the council should encourage dynamic and creative initiatives from property owners, especially when it will bring positive benefit to the community and the council at large.

A STL for 2 Woodcroft Road will:

1. Generate revenue to the local economy - waste disposal companies, utilities, broadband, etc.
2. Generate jobs for the community - cleaning companies, property maintenance, etc.
3. Encourage tourism in the area, thereby benefiting the local economy.

Also, the use of the property for STL is the most effective use of an empty property without impacting on the local character or local amenities.

I and my family humbly request the Council's licensing committee to approve the above STL licence application.

Thanks.

Kind Regards,

Henry Bob-Manuel (Home Owner)

[REDACTED]

'H'

From: charles nnamdi omartins

Sent: 29 August 2024 09:34

To: ShortTermLets <ShortTermLets@aberdeencity.gov.uk>

Subject: Representation supporting the STL Application 2 Woodcroft Road. AB22 8DU (Ref: HSTL635173769)

Good Morning Sir/Ma

Please accept this my email as our support for the above -mentioned STL licence application (Ref: HSTL635173769).

We are a family of 5 and we do have friends and family members visiting us. The absence of a good family-focused short stay accommodation in the Bridge of Don area puts myself and my family through the inconvenience of driving long distances to pick them up in order to spend time with them.

I am aware of friends, residents of Bridge of Don, that always experience similar issues accommodating visiting friends and families.

So, a local Short Term Let is a welcome development to the Bridge of Don community and I encourage the council to grant this STL licence application.

Kind regards,

Charles O'Martins



‘1’

From: Martin Orakwe

Sent: 21 August 2024 21:35

To: ShortTermLets <ShortTermLets@aberdeencity.gov.uk>

Cc: ShortTermLets <ShortTermLets@aberdeencity.gov.uk>

Subject: Support for the STL Application 2 Woodcroft Road AB22 8DU

Hi,

I am emailing to convey our support for the above STL licence application (Ref: HSTL635173769).

We are a family of 5 and we do have friends and extended family members visiting us, who stay in hotel in town. Such puts under the obligations of picking them daily to spend time with my family.

It will be nice to have a decent and affordable family-focused apartment, that is close by, for our visitors to stay. Rather than staying in a faraway hotel in town.

Such will remove the need/stress for us to constantly go and pick them from their hotel in town and also reduce our carbon footprint. Every little helps towards contributing to the net-zero carbon emission target of the UK government.

Kind regards,

Martin Orakwe,



STL APPLICATION – 2 WOODCROFT ROAD (Ref: HSTL635173769)

The Licencing Committee,
Aberdeen City Council,
Marischal College,
Broad Street,
Aberdeen. AB10 1AB
Your Ref: **HSTL635173769**

Dear sir/madam,

LETTER OF SUPPORT: STL APPLICATION (2 WOODCROFT ROAD. AB22 8DU)

Below are my responses to the objections that has been received against my application. I have also commented on the representation of support for my application for STL.

In addition, I will like to bring to the knowledge of the Licensing Committee that:

- a) I had responsibly lived in the property, with my wife and 2 kids for 5 years, from January 2013 till December 2017.
- b) Since moving out of the property, I have rented the property for over 6 years with no complain, against the tenant, from any of the neighbours.
- c) I, proactively, considered the neighbours while planning to use the property for short term lets. There is no evidence or forceable risk that the use of the property for STL will negatively impact my neighbours.
 - a. The property has a private road and a gated compound that can accommodate up to 6 cars. As such, using my property for STL will not increase traffic in the area, nor add to the street parking in the area.
 - b. The STL licence has been limited to maximum of 6 occupants at any one time. This limit was chosen to keep the property within the same use class (under Scottish planning laws) so that my STL operations will not negatively impact the local amenities.
 - c. I will be using authorized STL booking platforms (AirBnB, Booking.com and Verbo). These platforms vet guests above the minimum requirements for tenants. So no foreseeable adverse impact on the law and order of the neighbourhood.
- d) To ensure the risk of noise from my property, I have researched and intend on investing in noise monitoring (<https://www.minut.com/features/outdoor-noise-monitoring>) of the immediate surrounding of the house. This will provide objective evidence of the impact of my STL on my neighbours. The Aberdeen City Council can use this as a pilot study on the noise around STLs. I am happy to provide the data to the council.

1. Objections by Mr & Mrs Howarth of # Woodcroft Road. AB22 8DU (Dated: 18th August 2024)

The objection by Mr. & Mrs. Howarth relates mainly to the character of the area and the possible compromise to public order & safety. These issues are dealt under other legislation (e.g. planning & development legislations; Public Order Act; various Public Safety Laws; etc). These aspects of Mr. & Mrs. Howarth's objection do not form valid grounds for the refusal of my SLT application. As such, should neither be given any weight nor any consideration in the decision process of the Licensing Committee.

Mr. & Mrs. Howarth further presented their *belief* that there are other good reasons to deny my STL application. However, they both failed to present any of these good/tangible reasons. Rather, they presented an incident that is covered under other legislations. The mentioned incident has been successfully dealt under the appropriate Scottish laws by the Scottish Police [REDACTED]. No disturbance to the neighbours emanated as a result of this incident.

STL APPLICATION – 2 WOODCROFT ROAD (Ref: HSTL635173769)

This objection by Mr. & Mrs. Howarth should be disregarded as it falls short of an objection as defined in the Scottish government Guidance Notes for Objections/Representations.

2. Objections by Gail & John Noble of [REDACTED] Woodcroft Road. AB22 8DU (Dated: 26th August 2024)

The objection by Gail & John Noble refers mainly to the character of the area and the possible compromise to public order & safety. These issues are dealt under other legislation (e.g. planning & development legislations; Public Order Act; various Public Safety Laws; etc). This aspect of Gail & John Noble's objection do not form valid grounds for the refusal of my SLT application. As such, should neither be given any weight nor any consideration in the decision process of the Licensing Committee.

Gail & John Noble further presented their *belief* that there are other good reasons to deny my STL application. However, they both failed to present any of these good/tangible reasons. Rather, they presented an incident that is covered under other legislations. The mentioned incident has been successfully dealt under the appropriate Scottish laws by the Scottish Police [REDACTED]. No disturbance to the neighbours emanated as a result of this incident.

This objection by Gail & John Noble should be disregarded as it falls short of an objection as defined in the Scottish government Guidance Notes for Objections/Representations.

3. Objections by Steve & Sally King of [REDACTED] Woodcroft Road. AB22 8DU (Dated: 20th August 2024)

The objection by Steve & Sally King constitutes mainly of character of the area, unfounded fear of antisocial behaviour and the possible compromise to community living. These issues are dealt under other legislation (e.g. planning & development legislations; the Anti-Social Behaviour, Crime and Policing Act 2014; Public Order Act; etc). This aspect of Steve & Sally King's objection do not form valid grounds for the refusal of my SLT application. As such, should neither be given any weight nor any consideration in the decision process of the Licensing Committee.

Steve & Sally King further presented false claims of an active online community for the neighbours – citing Facebook group and nextdoor.com. This claim is no true, as membership of these groups (if they exists) was never extended to myself while I was there. Neither was any of my tenants giving the opportunity to be a member of such group.

Furthermore, nextdoor.com does not seem to vet their members and membership of a group for an area does not relate to residence of that area – anyone can join nextdoor.com group for any geographical area.

Finally, having a virtual community is not recognized by UK laws as legal entities. So, any evidence of the existence of such groups are not to be entertained as part of an objection to my STL application.

This objection by Steve & Sally King should be disregarded as it falls short of an objection as defined in the Scottish government Guidance Notes for Objections/Representations.

4. Objections by JRoss of [REDACTED] AB22 8XS (Dated: 7th August 2024)

The objections by JRoss should not be given any positive considerations, as it does fall short of the recommendations given in the Scottish government Guidance Notes for Objections/Representations.

The statements by JRoss were lies and misinformation:

- a) The property was only rented for 6 years prior to my STL licence. Not 9 years as claimed by JRoss.
- b) No complaints or reports has been made against the past tenants of the property. Enclosed is an email from the managing estate agent on this topic.
- c) JRoss referred to the poor management and maintenance of the property. Without providing an example of such, this statement of JRoss is ambiguous and is not acceptable under the Scottish government Guidance Notes for Objections/Representations.

Furthermore, the use/abuse of drug are covered under other legislations (e.g. Misuse of Drugs Act 1971; Medicine Act 1968; The Drugs Act 2005; etc). As such, the objections by JRoss should neither be given any weight, nor given any positive considerations in deciding my STL applications.

5. Objections by Forbes of unknown address (Dated: 27th August 2024)

I humbly request the Licensing Committee to disregard this objection as it did not comply with the guidance of the Scottish government Guidance Notes for Objections/Representations. The objection is anonymous, as nobody can identify the entity that submitted the objection, based on the contents of the objection.

If, however, the Licensing Committee wishes to consider this objection in deciding my application, I wish to bring to the attention that the objection by Forbes did not prove any of the relevant grounds for refusal applies to my STL application.

Furthermore, some contents of this objection are frivolous, while the rest falls under other legislations (planning and development). Thus, this objection is not admissible in reviewing my STL application.

In conclusion, my above responses to the objections have demonstrated that the use of my property for STL fully complies with the relevant laws and has proactively implemented all measures to mitigate any foreseeable material impact on my neighbours.

The representations, received in support of my STL application, provided a clear economic, environmental and social benefits of having a short term lets at my property.

I look forward to hearing the good news about my STL application.

Yours sincerely,



Uchenna Nnamani

Encl: Email from Vaniah UK Ltd, dated 20th August 2024

Re: FW: Objection

1 message

[redacted] at Vaniah [redacted]

Tue, Aug 20, 2024 at 12:45 PM

To: [redacted]

Hi Uchenna

I have seen the email below stating one of the condition of the objection as below;

Neighbours have been impacted by noise on occasions caused the tenants. More recently, neighbours have been impacted by illegal drug use by tenants on the property - this being undertaken by the most recent renting tenants on a daily basis from as early as 7am over the last 4 years approximately.

This is untrue. We have never received any form of notification from the Council regarding any form of anti social behaviour at this property in over 6 years of Managing the property. All tenants have been well behaved and took care of the property with utmost dedication and attention to detail.

I find it strange that false claims as such would be used as a basis for this objection, especially where there is no verified evidence of such.

Best Regards

[redacted] LLB B,L LLM
Executive Director

Vaniah Ltd
Hilton Convention Centre
13 Smithfield Road
Aberdeen
AB24 4NR

Tel:01224900177

website: www.vaniahproperties.co.uk

Scottish Register of Letting Agents Number: LARN1808010



On 2024-08-20 10:38, [redacted] wrote:

Hi [redacted]

Has there been any report of antisocial behaviour of drug use by the previous tenants of 2 Woodcroft road?

The objection below presented this as ground.

Regards,
Uchenna Nnamani MSc CEng MICE MIMStructE MBA
Director (Operations)
[REDACTED]

ED&P Property Ltd
30 Stoneleigh Close
Luton
LU3 3XE

Telephone: [REDACTED]
Email: [REDACTED]

-----Original Message-----

From: [REDACTED]
Sent: 07 August 2024 20:49
To: ShortTermLets <ShortTermLets@aberdeencity.gov.uk>
Subject: Objection

Hello

I am emailing to convey my objection to the application for short term letting at 2 Woodcroft Road, Aberdeen, AB22 8DU - reference HSTL635173769.

I am unsure of the nature of short term lets and whether this will differ from the tenants this property has had over the last 9 years or so. Nevertheless, my concerns stem from the poor management and maintenance of this property while people have been renting it over that time. Neighbours have been impacted by noise on occasions caused the tenants. More recently, neighbours have been impacted by illegal drug use by tenants on the property - this being undertaken by the most recent renting tenants on a daily basis from as early as 7am over the last 4 years approximately. Furthermore, neighbours have been impacted by the owner of the property who has not maintained the property adequately. This includes severely overgrown hedges and tree growing multiple feet beyond boundaries into neighbour's properties. This has had a financial impact on myself and others who have had to pay for services to remove bushes and dangerous broken tree branches overhanging my property.

As mentioned, I am not fully familiar with the nature or where term lets but if this means that there would be a higher turnover of renting residents in this property, I believe my current concerns would still be applicable and perhaps increased.

Kind regards

[REDACTED]