

LICENSING COMMITTEE INFORMATION SHEET
28 February 2024

Public Application

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

APPLICANT: ISABEL RENNIE

PROPERTY MANAGER: THISTLE APARTMENTS LIMITED

ADDRESS: 8 ALBURY MANSIONS, ABERDEEN

INFORMATION NOTE

- Application Submitted 22/09/2023
- Determination Date 21/09/2024

This Short Term Let licence application is on the agenda of the Licensing Committee for the reason that 5 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 8 Albury Mansions, Aberdeen, is the subject of this new Short Term Let licence application and its accommodation comprises 2 bedrooms, one en-suite shower room, lounge/kitchen and bathroom. The applicant wishes to accommodate a maximum of 4 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 – Planning Permission Granted
- One objection letter from R.Sharp (Attached as Appendix B)
- One objection letter from Aileen Taylor (Attached as Appendix C)

- One objection letter from Annabel Dawson (Attached as Appendix D)
- One objection letter from David Robertson (Attached as Appendix E)
- One objection letter from Linda Third (Attached as Appendix F)
- Representation from Thistle Apartments (Attached as Appendix G)

The objections 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](#)

GROUNDS 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 Anti-Social Behaviour Investigation Team (ASBIT) has no record of any complaints in respect of 8 Albury Mansions, Aberdeen.
- There are no Granted Short Term Let licenses at Albury Mansions, Aberdeen.
- The applicant was instructed to re-display the public Notice of Display on a lamppost near the premises from 17 October 2023 for the statutory 21 day time period.
- Information within the Deed of Conditions is not a ground for refusing a Short Term Let licence within the legislation. Licensing cannot be used to enforce other legal issues and that would have to be enforced via other means.
- The property is currently unlicensed. However as the applicant was an existing operator before 01 October 2022, the property is currently operating as a Short Term Let until the Licence application is determined.

'A'



'B'

[REDACTED]
Aberdeen

AB11 6TJ

Monday 16th October

Private Sector Housing Team
Early Intervention and Community Empowerment
Hub 11, 2nd Floor West, Marischal College
Broad Street
Aberdeen
AB10 1AB

Dear Sirs,

Objection in relation to Application Reference: HSTL548956533

I write in relation to the above application for consideration of a Short Term Let licence being granted for No. 8 Albury Mansions, Aberdeen, AB11 6TJ.

I wish to lodge an objection to this application on the following grounds:

1. Contravention of established Deed of Conditions for the development

Albury Mansions, which was established in 1997, has a legally binding, owner enforceable Deed of Conditions governing the use of the development which places clear obligations, responsibilities, and specific prohibitions upon owners including, but not limited to, the following:

- i) Properties are to be used as private dwellinghouses only and for no other purpose
 - ii) Properties should not be used as a place of business
 - iii) Properties should not be occupied by more than one family at a time
-

It is my view that no Short Term Let licence should be granted where it would enable a circumvention or contravention of legally binding conditions upon owners in the development that have been carefully established for the good of all owners and for the protection of the development against a material change (which a STL is) that would harm the intended use, purpose and enjoyment of the development for the owners and the surrounding community. The contractual rights of all owners should be respected.

2. Amenity and Enjoyment of Property

Short Term Let arrangements, by their nature, have the very real potential of impacting the following aspects of the development which are of concern:

- i) Noise, traffic and disturbance within the development and within the relevant block;
- ii) Disproportionate use of development parking facilities – especially if there are multiple occupants (as is likely to be the case);
- iii) Additional wear and tear on development communal areas resulting in higher factoring fees to other owners.

There have been notable examples of these concerns already during previous rentals of this property prior to this STL application.

3. Security

The development security relies upon restricted, gated parking and common security entrance key and electronic codes to blocks. Having parking key fobs and door entry keys and codes being made available to potentially dozens of different people with no restrictions on their potential future use is a real concern. The development has already suffered significant concerns in the past where previous residents continue to use the parking facility after their let tenure and the security of the development would be inherently negatively affected by any STL arrangement being granted.

4. Precedent

Albury Mansions was intended to be, and is, a quiet, residential, private dwelling development. The granting of this application would set an unwelcome and dangerous precedent for the development and the surrounding area, potentially turning Albury Mansions into yet another hotel style development or transient air b and b arrangement which, in my opinion, would negatively affect the intended purpose of the development, adversely impact the property prices in the development and the surrounding Albury Road vicinity and end up spoiling the amenity and enjoyment of what the development was intended to be. For these reasons, Short Term Let arrangements within the development should be discouraged.

Your Sincerely,

A solid black rectangular box used to redact the signature of the sender.

R. Sharp

'C'

1.
To:
Private Sector Housing Team,
Early Intervention & Community
Empowerment, Hub 11,
2nd Floor West, Marischal
College, Broad St. Aberdeen,
AB10 1AB.
From:
[REDACTED]
Aberdeen,
AB11 6TJ.
18.10.2023
Dear Sirs,

Application Ref: HSTL548956533

Application for Short Term let licence at
8 Albury Mansions, Aberdeen, AB11 6TJ

I refer to the above application and object
to the granting of the licence on the
following grounds: -

Title Conditions

1. The property is a flat in a Development
of residential flatbed dwellinghouses in a
residential area of the city, close to properties
in the Ferryhill conservation area. The
Development is subject to a common scheme
by virtue of the same Deed of Conditions

2.

(contained within each owners' title/land Certificate).

The Deed of Conditions states, amongst other things, that "The flatted dwellings in the Development shall be used as private dwellings only and for no other purpose whatsoever", "shall never in any way be subdivided or occupied by more than one family at a time", "prohibited from carrying on from the flatted dwellinghouse any trade, business, profession and that whether or not such trade, business or profession might be deemed in ordinary circumstances to be incidental or natural to the ordinary residential use of the flatted dwellinghouse", "nothing may be done in a flatted dwellinghouse that may be deemed a nuisance or occasion disturbance to other proprietors in the Development or to their tenants or assignees or any other inhabitant

3.

in the neighbourhood".

The intended use of the flats, since the Development was built in 1997, was obviously as residential flatbed dwelling-houses only.

At no time, prior to commencing the operation of bins from the flat in 2018, the Applicant did not request the approval or otherwise from the other owners in the Development to this change of use. By dint of the requirement for Planning Permission this confirms a material change of use.

Perhaps the Council should have a question on their application forms re title conditions.

Precedent

2. My husband and I have lived in the Development since built in 1997. We now have concerns, indeed worries causing stress,

4.

that, should this licence be granted it could set a precedent which would ultimately change the whole amenity of the Development making it a less desirable location in which to live and also for prospective purchasers.

We are in the adjacent block and have been disturbed, due to the location of our bedrooms, late at night/in the early hours, by previous guests of Flat 8 (trades people) gathering outside the communal door of their block and at times sitting on a wall outside our bedrooms, smoking, drinking, chattering loudly and speaking on mobile phones.

More multiple tenancies could only make this situation worse and spoil the enjoyment of what is, like others in the Development, our home, not to mention constant changeover of guests at all times and the

5.

possible increase in charges for owners due to the decor in the communal areas needing more regular attention. Multiple tenancies could also cause parking issues.

I would have thought hotels and guest houses, who we should be supporting after recent events, were more appropriate venues than a residential flat in a Development.

Notice

3. I have concerns that the procedures for obtaining the licence may not have been followed. As far as I could see the notice to the public appeared on a lamppost on Albury Road (which I pass every day) on 13th October and had been removed (overnight by persons unknown) by Saturday, 14th October and was no longer on display. The notice stated that the application was made on 22nd September and the notice was displayed by the Applicant on 24th September. The notice

6.

should remain in place for 21 days, albeit there are 28 days from the date of the application to lodge representations as stated in the Notice. Even, given the benefit that the Notice was displayed on 27th September, the public were not given the statutory 21 days' notice.

In any event, I would have thought the decision re planning permission would have to be made first. As at this date, according to the website, the planning application status is "pending". The last date for lodging objections/representations was only on 10th October. However, I appreciate this may be how the procedure is.

N.B I now understand from Albury Mansions' Committee that they contacted the Council re the Notice situation and received an email from the Private Sector Housing

7.

Manager (Jocelyn Janssen) dated 16th October advising that the Applicant had been instructed to re-display the Notice and that, expecting the Notice to be re-displayed on 17th October (which it was in the same terms as the previous one) for 21 days, the last date an objection can be received would now be 14th November, 2023. Unfortunately, while the owners of flats within the Albury Mansions' Development may be aware of this, the public will not.

Yours faithfully,

[Redacted Signature]

Kindly acknowledge receipt to: -

[Redacted Name]

'D'

From: Annabel Dawson
Sent: Thursday, October 19, 2023 11:53 AM
To: ShortTermLets <ShortTermLets@aberdeencity.gov.uk>
Subject: No. 8 Albury Mansions, Aberdeen, AB11 6TJ

Private Sector Housing Team
Early Intervention and Community Empowerment
Hub 11, 2nd Floor West, Marischal College
Broad Street
Aberdeen
AB10 1AB

Dear Sir / Madam,

Objection in relation to Application Reference: HSTL548956533

I write in relation to the above application for consideration of a Short Term Let licence being granted for No. 8 Albury Mansions, Aberdeen, AB11 6TJ.

The dates of review are unclear as per signage recently erected - and then removed - from outside the property, but I do hope and kindly request that the below will be taken into consideration.

I wish to lodge an objection to this application on the following grounds:

1. Contravention of established Deeds of Condition for the development
Albury Mansions has legally binding Deeds of Conditions governing the use of the development which place clear obligations, responsibilities, and specific prohibitions upon owners including, but not limited to, the following:

- i) Properties are to be used as private dwellinghouses only and for no other purpose
- ii) Properties should not be used as a place of business
- iii) Properties should not be occupied by more than one family at a time

It is my view that no Short Term Let licence should be granted where it would enable a circumvention or contravention of legally binding conditions upon owners in the development that have been carefully established for the good of all owners and for the protection of the development against a material change (which a STL is) that would harm the intended use, purpose and enjoyment of the development for the owners and the surrounding community. The contractual rights of all owners should be respected.

2. Amenity and Enjoyment of Property

Short Term Let arrangements, by their nature, have the very real potential of impacting the following aspects of the development which are of concern:

- i) Noise, traffic and disturbance within the development and within the relevant block;

ii) Disproportionate use of development parking facilities – especially if there are multiple occupants (as is likely to be the case);

iii) Additional wear and tear on development communal areas resulting in higher factoring fees to other owners.

There have been notable examples of these concerns already during previous rentals of this property prior to this STL application.

3. Security

The development security relies upon restricted, gated parking and common security entrance key and electronic codes to blocks. Having parking key fobs and door entry keys and codes being made available to potentially dozens of different people with no restrictions on their potential future use is a real concern. The development has already suffered significant concerns in the past where previous residents continue to use the parking facility after their let tenure and the security of the development would be inherently negatively affected by any STL arrangement being granted.

4. Precedent

Albury Mansions was intended to be, and is, a quiet, residential, private dwelling development. The granting of this application would set an unwelcome and dangerous precedent for the development and the surrounding area, potentially turning Albury Mansions into yet another hotel style development or transient air b and b arrangement which, in my opinion, would negatively affect the intended purpose of the development, adversely impact the property prices in the development and the surrounding Albury Road vicinity and end up spoiling the amenity and enjoyment of what the development was intended to be. For these reasons, Short Term Let arrangements within the development should be discouraged.

Your Sincerely,

Annabel Dawson, owner of [REDACTED]

[REDACTED]
Albury Road

Aberdeen

AB11 6TJ

27th October 2023

Subject: Objection to application for a Short Term Letting license - HSTL548956533

Dear Sirs,

I am writing in connection to an application to apply for a Short Term Letting license, for #8 Albury Mansions, AB11 6TJ. I wish to object to the granting of a license based on the following:

Reference to the Deeds of Condition

The Deeds of Condition (DoC) are a legal document that is provided to all owners upon purchase of a property. The DoC provide a framework that lays out the conditions of ownership and occupancy. One of its purposes is to ensure that residents of a shared development do not engage in activities and/or alterations that affect the established living conditions of other residents. The deeds place restrictions on owners that include, but is not limited to:

- Properties are to be used as a private dwelling house only and for no other purpose.
- Properties are not to be used as a place of business
- Properties are not to be occupied by more than one family at a time

Erosion of residential community

For those who live in Albury Mansions the residence is our home. It is where we live, return to after work, and build relationships with our neighbours. The use of residences for the purpose of STL rentals erodes the community of our development and reduces the feeling of community that exists between us.

Long term security and parking concerns

It is an established point of concern that the high turnover of occupiers within STLs leads to concerns over residential security, and un-solicited parking offenders. Keys for properties, which includes the key to the main front door, pass through multiple hands every year giving rise to concerns over the non-return of keys, or the copying of keys. The provision of the security code to the front door raises the same concerns.

The development has a city centre location. A gated entrance was erected some years ago as a reaction to many years of unsolicited parking by non-residents using the development for free parking while attending the office or doing a shopping trip. This situation led to confrontations and subsequent stress to the owners.

The gates are accessed by use of a key fob, which will be handed to STL users during their stay. As per the door key and entrance code there is the potential for an increase in unsolicited parking by those who do not return the key fob. Again, leading to stress and occasional confrontation.

Setting of precedence

Significant numbers of people across Aberdeen have concern about the setting of precedence, should applications be approved. Residents of Albury Mansions do not wish to see a precedence for the approval of STL applications set within the development. The development was built for the purpose of being a residential development, for people to cultivate relationships with their neighbours. It continuous to be that now. A proliferation of STL licences would erode the community feel, reduce the value of properties, and impact the enjoyment of the development for its residents.

For these reasons the approval of Short Term Letting applications should be treated with the utmost care by the council.

Yours sincerely,

A large black rectangular redaction box covering the signature area.

David Robertson.

'F'

Third, Linda

From: Linda Third [REDACTED]
Sent: 05 November 2023 16:56
To: Third, Linda
Subject: Albury Mansions Aberdeen

[EXTERNAL EMAIL]

Linda Third

[REDACTED]
Aberdeen AB11 6TJ

I object to the application for short term let in Albury Mansions because this is a residential development. Gated and secure for the residents.

Deeds of conditions expressly state that all dwelling within the development are private dwellings.

Running a business is expressly prohibited.

Fobs would need to be handed out and car park volumes increased.

Damages costs every resident.

If one licence is granted where would that stop in the future.

This is generally a quiet development and wouldn't want this changed over time .

Regards Linda Third





Dear Licencing Committee Members,

We have been instructed by our client, applicant and the property owner Isabel Rennie to respond to the objections and prepare this letter in support of the application. This letter should address all the objections to this application, answer all the relevant questions and provide supportive evidence.

It's important to state that residents of Albury Mansions who are objecting to this application have never raised any complaints towards our guests in the past 6 years of offering this accommodation. The objections are referring to the future possibilities which will likely never happen, taking into account the past 6 years of this property history and with the control measures we have in place.

We are in support of STL licences and trust that licenced operators will offer higher standards of accommodation and services. Local authority and our next door neighbours will also have greater power to hold licence holders to account if licence conditions were breached. We would like to ask Committee Members to assess our clients case objectively and look into evidence on how the property was used during its past 6 years history.

Few words from the property owner

My name is Isabel Rennie and has owned 8 Albury Mansions, Aberdeen from 2004 with my husband David. Up to December 2017 the property was let out to tenants. Since then Thistle Apartments has been responsible for short term leases. We have always respected the entire building and all the residents throughout the 20 years of ownership. Having been involved in the hospitality business since 1980, the knowledge and understanding and skills has served me well to ensure the high standard of the property is maintained.

Property Management

The property is managed by Thistle Apartments. Thistle Apartments is a leasing agency specialising in letting properties on a short term basis.

Our managed apartments are very well looked after and we make sure the standards are kept high. This would only be possible with having respectful guests occupying our properties. We always meet and greet all our guests on arrival because we need to know the guest who booked the property in person, who will occupy the property and who will also become a short term neighbour to the other building residents.

Our apartments are well looked after and are offered to a range of professional clients, travellers coming from all over UK and further afield and families relocating to Aberdeen. Our minimum bookable number of nights is five or seven. We've adopted strategic advertising measures many years ago to attract good neighbours and deter party revellers who can cause a complete misery to the building residence, our reputation and occupied property.

We have been accommodating guests and offering apartments for 9 years. Some of our past and present clients are from numerous back grounds and skills such as Oil and Gas companies booking 2/3 weeks for a specialist employee on training courses and by engineers servicing offshore wind farms located off Aberdeen. We've also had pleasure to offer apartments to charities who support families with young children attending cancer treatment spanning over many months. Our properties have also been offered to performers of His Majesty's Theatre and The Music Hall. We hosted construction companies employees building Aberdeen incinerator and also working on Aberdeen harbour expansion. Our apartments play a small but vital part in the local accommodation ecosystem.

The visitors to Aberdeen don't choose to use our apartments because we have 10 properties in a single building but because our apartments are single, well looked after individual flats, with home from home feel. Our guests want to be part of building community and treat apartment as their own home. Guests also love the privacy that our locations offer. Our apartments are used as a solid accommodation base with guests being busy by attending meetings or working away most of the day, looking to come back to the peaceful home and being able to enjoy it and rest.

Use of property as STL

Recently introduced Short Term Let "STL" licence legislation requires all the operators to become licenced. Short term licence wasn't required in the past when our client started to lease this property 6 years ago. Our client is simply following Scottish Government requests, and applying for the STL licence to ensure continuity of leasing this property.

Arrival & Departure

We are always at the building on arrival, helping with the luggage if necessary. If guests are arriving at the evening, we ensure that the journey between building front door and apartment door is made without making any unnecessary noise, with full respect to the neighbours. Guests are departing independently from properties around and by 10:00am. Every property in this building has a small vestibule protected by the door. The impact from arrival and departure noise on other residents would be insignificant if any due to the additional vestibule door.

Level of Noise

The guests are made aware of building rules on arrival with emphasis to keep level of noise to the minimum during evening hours. We have developed various successful precaution measures over the years of operating, to minimise or eliminate chances of antisocial behaviour taking place in our managed apartments.

Although we've had very few noise complaints over 9 years of leasing apartments across all of our locations, we are always ready to support building residence and take on-site, face to face action if necessary. We have a very quick response time to any complaints which may result from any excessive noise.

On arrival, all the property visitors are required to agree in writing, to maintain the noise to an acceptable level to ensure the neighbours are not disturbed. Our guests also wish to enjoy quiet period themselves and not be disturbed, by loud music or similar events. This is part of terms and conditions of booking an apartment.

One of the objections states that trades people gathered outside late at night, smoking and speaking loudly on their phones. We don't have records of any noise complaints originating from residents of Albury Mansions. The objector didn't provide details on when the annoyance had taken place, what time of the day and for how long. How could we be certain that the people in question were residing in the apartment.

We have to acknowledge that most of us would not realise to create annoyance to our neighbour and do it on purpose. We all have different lifestyle habits, which have to be respected. The first step in addressing disturbing noise is to inform the noisy person/s of the disturbance. Polite request such as "Good evening gentlemen. Would you please be kind and keep the noise down?" is usually enough. We were not made aware of the annoyance caused to the resident of 56 Albury Mansions, therefore no opportunity was given to us to speak to the guests and address the issue.

When the noise complaints are raised, the occupants are always contacted promptly and informed of the complaint raised. We then follow up with the complainer to check if our intervention to resolve the conflict was successful. We have a very good success rate in resolving sporadic noise complaints.

We have successfully been dealing with any noise complaints immediately when we are notified and promptly communicate with the guests. Our priority when it comes to the noise complaints leans towards building residents. Any occupants residing in our managed apartments are aware that we operate strict with only acceptable noise levels throughout their stay and quiet period policy between 11:00pm and 7:00am. Guests also wish to enjoy quiet period themselves and not be disturbed, by loud music or similar events.

Parking

All the guests are informed on parking rules and available/unavailable facilities prior to booking any of the apartments. The availability of parking facilities are clearly explained through each property advertisement listing on-line. If parking questions or concerns are raised after booking has taken place, we will also check if parking rules were understood through further communication. In addition to clear advertising, we provide handy parking maps to the guests before arrival, to make it easier to find parking spaces if necessary. On arrival, the guest who booked apartment and entered into leasing agreement, is required to confirm in writing to use only permitted parking facilities. Parking in accordance with the local rules forms part of the terms and conditions of booking accommodation.

Albury Mansions development benefits from large car park, with some sections of the facility frequently vacant. We have never witnessed communal car park being used to it's full capacity with no remaining spaces left.

No evidence has been presented which would suggest that our property would use larger share of development parking facilities, in comparison to other properties. The arriving guest is offered with one car park fob. Some of guests don't have vehicles and use taxis and/or public transport. Communal parking space is also not in use when property is unoccupied to the benefit of other residents with more than one vehicle per flat. The Guests would have no reason to keep the communal car park fob. All the previous property occupants up to the date returned car park fob. Thistle Apartments hold a £150.00 deposit which is returned after the property inspection is complete and are satisfied with the condition all materials etc are all in place including keys and fobs.

Pets

None of our managed apartments are suitable and able to accommodate pets.

Over Crowding & Maximum Capacity

Each of the properties can accommodate maximum of 2 or 4 guests, depending on the location. We will ensure that on arrival this maximum capacity is not exceeded. On average two bedroom apartment is booked for 2 guests, however quite often our clients will book two bedroom property for a single guest. We can confirm that our clients' property has been occupied by a single guest since December 2023, with the reservation extended on monthly basis.

Duration of Stays

Our advertising measures allow the guests to book any of the properties for minimum of 7 nights with short lead time, however we are more focused on attracting longer reservations. It's often the case that apartments are occupied for 2 or 3 months by the same single guest, who will keep extending accommodation one month at the time. We will sporadically offer accommodation for 5 nights, after careful consideration.

Building Maintenance

Wear and tear of the communal parts of the building would be dependent on number of occupants of each property and the location of the property within the building. We see damage to the communal halls being done by bicycle tyres or removal of heavy and bulky items from upper floors. It's in our interest to have communal halls well maintained and as presentable as possible.

We are frequently in contact with factoring agents reporting and discussing any potential repairs. The building must be kept in good state of repair and communal hall well presentable, to the benefit of all the residents. It often happens that communal carpets/walls are cleaned at the cost of our client, apartment owner.

Communal Upkeep

There is no evidence that occupants of our managed property are generating increased costs to the communal space. Due to lack of furniture being moved in and out from our property, we can safely assume that risk of any accidental damages to the communal hall will be lower than in other block of flats with short term tenants. Factoring agent would have a figures on how much each block of flats cost to upkeep.

Security

Guests are advised on arrival to keep the property entry door and the main building exit doors secure. Signs located at the main exit doors to the building further emphasize the message. Each block of flats houses 8 or 9 properties with access to the building using an entry code. It's understood that each block of flats would have different entry code changed frequently and at least every 6 months.

Supporting Statement Summary

We would like to ask Committee Members to grant our client a full length short term licence. There were no recorded noise, parking or antisocial complaints over past 6 years of leasing this property. One of the objections states that there was an issue with the noise in the past, however no details are available and we had not been given opportunity to address the above mentioned problem.

If there are any future complaints from the current objector or any other building residents directed towards the occupants of our clients property, which are not resolved, the complainer would have mechanisms on hand to contact Aberdeen City Council housing officers. If the complaints are not dealt with or the licence holder is in breach of the licence conditions, the licence can be easily investigated and revoked by local authority. We trust this letter will reassure you that the apartment has been operating in a responsible way for the past 6 years with full consideration for other residents of the building and we will continue to do so.

Kind Regards,
Lucas Zych (Director)
Thistle Apartments