

From: Ferguson, Andy (Technical Officer)
Sent: 04 May 2020 14:20
To: 'Josh.Bailey@herfordshire.gov.uk' <Josh.Bailey@herfordshire.gov.uk>
Subject: Planning application Ref. 201197. Conversion of building for use as seasonal worker accommodation. Lwr. Court Farm, Putley, Herefordshire.

Good afternoon Josh,

I have received a request to submit comments on behalf of the EHTS Housing team with regards to the above mentioned application.

I therefore have the following comment to make:

Agricultural workers accommodation is currently exempt from the provisions of the HMO licensing and registration regime within the provisions of the Housing Act 2004. Therefore should the building converted as a result of this application be later changed in order to provide for rental accommodation for general purposes, (i.e. not restricted for the use of seasonal workers), it must comply in all respects with the General Amenities Standards for H.M.O.'s Where five or more tenants are in residence who do not form a single household the property will require a license as an H.M.O.

Many thanks.

Regards.

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