

HMO MANAGEMENT PLAN

Jamie York SPV 2 Ltd (13459260)

Introduction

While Statutory Instrument 2006 No. 372 HOUSING ENGLAND, The Management of Houses in Multiple Occupation (England) Regulations 2006 specifies the responsibilities of landlords, this document is intended to be specific rather than generic.

Landlord Responsibilities

As landlords, we have a responsibility to:

- Our tenants
- Our neighbours
- Our property
- Our business

For our tenants, we must provide accommodation which is safe and meets the requirements of Statutory Instrument 2006, No. 372.

For our neighbours, we need to ensure that our tenants are good neighbours.

Although our property is not in a conservation area, we still feel a sense of stewardship towards it.

Finally, we have a business to run. The positioning of this HMO is to provide safe and comfortable accommodation, with large bedrooms, over 50% en-suite bathrooms and high quality and durable fixtures and fittings. Our aim is to provide accommodation to young professionals, providing much needed accommodation for local staff, especially in the local healthcare and hospitality sectors.

Licensing

The proposed layout has been approved by licensing who have confirmed that rooms, facilities and safety aspects meet or exceed their requirements.

Effective Professional Management

As experienced landlords, we select our tenants with care and impose strict rules on them for neighbourliness. The property is being managed by our Managing Agent, Aspire Properties. The tenants are given the contact details for the managing agent.

The property will be subject to regular inspections to ensure tenants have a clear channel for reporting maintenance needs. These inspections also allow us to identify and address issues proactively, helping to preserve the property's condition and ensure its long-term durability.

Going beyond the requirements of licensing

We have asked the managing agent to provide welcome packs to tenants, which will include instructions relating to neighbourliness, as well as highlighting local bus timetables and bin timetables, the latter of which will aid in ensuring the good upkeep of the property.

The packs will also explain how tenants can report maintenance issues through our state-of-the-art Fixflo software. This enables rapid responses to repairs and helps maintain the property in excellent condition.

Looking After the Property

A refurbishment is being carried out to the property.

Internally, we have made improvements by:

- Re wiring the whole property
- Improving insulation
- Replacing doors with FD30 rated fire doors and closers to protect escape routes
- Installing new bathrooms throughout
- Installing compliant panel-based fire detection system
- Decorating throughout
- Improving the overall aesthetic of the property, bringing the property back into use for the community

About Jamie York SPV2 Ltd

Jamie York SPV 2 Ltd itself only owns a few properties, being an investment SPV (special purpose vehicle). However, the company is wholly owned by an experienced investor, Jamie York. Based in Yorkshire, Jamie has bought and sold over 1,000 properties and owns over 60x residential properties; every one of which was previously unused or derelict, and brought back into community use as compliant, safe, and secure homes for local families and community members.

Jamie has built a reputation for helping others and is an award-winning property investor (including ESTAS awards, and the Federation of Small Business Awards). Such accolades are only achieved by showcasing strong ethos and being highly commended by peers.



Jamie Mark York (Director) for and on behalf of Jamie York SPV 2 Ltd

22/08/2025