

CIVIC GOVERNMENT (SCOTLAND) ACT 1982

APPLICATION FOR GRANT / RENEWAL OF SHORT-TERM LET LICENCE

PART 1: ABOUT YOU

Are you applying as an individual or corporate entity?

Individual

Corporate Entity

2c

Fill in if you are applying as an individual:

Your full name Alexander Duncan Cleland

Date of birth [REDACTED]

Place of birth [REDACTED]

Home Address [REDACTED]

_____ Postcode [REDACTED]

Tel. No. [REDACTED] Email address [REDACTED]

Please provide your **home address history for the last 5 years** with no gaps or overlaps, starting with the most recent. Please confirm the dates you resided at these properties (continue on a separate sheet if necessary):

Addresses (last 5 years)	Postcode	Date from (mm/yy)	Date to (mm/yy)
[REDACTED]	[REDACTED]	05/2020	Present
[REDACTED]	[REDACTED]	06/1991	05/2020

Agent(s) & Day to Day Manager(s)

Do you have or intend to appoint an agent or day-to day manager?

Yes No

If you answered yes, please provide details for your agent(s) or day to day manager(s).

Full name Mrs Caroline Currie

Date of birth [REDACTED]

Tel. No. [REDACTED] Email address booknow@nbholidayhomes.co.uk

Addresses (last 5 years)	Postcode	Date from (mm/yy)	Date to (mm/yy)
North Berwick Holiday Homes Ltd, 129 High Street, North Berwick	EH39 4HB	2007	Present

Joint Ownership

Is your property jointly owned? Yes No

If you answered yes, please provide details for all joint owners.

Joint owner(s) (continue on a separate sheet if necessary):

Full name	Date of birth	Addresses (last 5 years)	Email	Tel. No.
CHARLES ROBERT CLELAND	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
		[REDACTED]		

Individuals, please go to Part 2.

Corporate entities

Corporate entities, please complete the relevant sections on the following pages.
Fill in if you are applying as a corporate entity (e.g. company, partnership, trust or charity)

Corporate entity name _____

Limited company number (if applicable) _____

First name and surname _____

Registered or principal office address _____

Tel. No. _____ Email address _____

Names and private addresses and dates and places of birth of its directors, partners or other persons responsible for its management, including trustees in the case of charities (continue on a separate sheet if necessary).

Full name	Personal address	Place of birth	Date of birth

Please complete for all other named persons on the licence (e.g. any agent or day-to-day manager) (continue on a separate sheet if necessary):

Full name	Date of birth	Addresses (last 5 years)	Email	Tel. No.

PART 2: APPLICATION AND LICENCE TYPE

(to be completed by all applicants)

Please select the application type:

- First application (existing operator*)
- First application (new operator)
- New application (where property has been used as licensed STL previously)
- Renewal
- Change to existing licence

**This option is only available for applications made on or before 1 April 2023 by existing operators (ie those operating the premises in which a licence is being applied for as a short-term let on or before 1 October 2022).*

If you are applying to renew or alter your licence, please complete the following fields. If submitting a new application where the property has never been used as a licensed short-term let before, please proceed to **'The Type of Short Term Licence you require'** (below).

Existing licence number _____

Existing licence expiry date _____

If you are submitting a new application where the property has been used as a licensed short-term let before, please complete the following fields.

Previous licence number _____

Previous licence expiry date _____

Please select the type of short-term let licence you require:

- Home sharing
- Home letting
- Home sharing & home letting
- Secondary letting

If you do not own the property which is the subject of this licence application, do you have proof of permission from the owner(s):

Yes No N/A

If you are applying for a change to your existing licence, please indicate the reason for your request (e.g. a change of agent, changes to the property – e.g. an extension to increase maximum occupancy).

PART 3: PREMISES DETAILS

Premises Address 10 Cromwell Road, North Berwick

Postcode EH39 4LZ

Unique Property Reference Number (if known) _____

EPC Rating* D

** (if applicable – not required for home sharing or unconventional accommodation)*

Please select the type of premises:

Detached House	<input type="checkbox"/>	Semi-detached house	<input type="checkbox"/>
Terraced House	<input type="checkbox"/>	Flat	<input checked="" type="checkbox"/>
Unconventional accommodation	<input type="checkbox"/>		

From the following options, please select the description that best describes your short-term let:

Self-catering	<input checked="" type="checkbox"/>	B&B	<input type="checkbox"/>
Guest house	<input type="checkbox"/>	Other form of home sharing	<input type="checkbox"/>
Home letting	<input type="checkbox"/>		

Specify the number of rooms within the premises used as:

Bedrooms Three Bed/Sitting rooms None

Bathrooms Two Kitchens One

Lounges One

Other (please specify) One Dining Room, One Sun Room, One WC

Specify the maximum number of guests Six
(excluding children under 2 years of age)

Advise if you operated this premise as a short-term let prior to 1 October 2022

Yes No

PART 4: CONVICTIONS

Has anybody named on the application been convicted of any offence? Please include details of any unspent convictions in the table below:

NAME	DATE	COURT	OFFENCE	SENTENCE
None				

PART 5: APPLICATION CHECKLIST

Note – this check list must be fully completed in order to submit your application

I have enclosed the following (please tick to confirm (or enter N/A))	
Correct application fee	See East Lothian Council website – Civic Licence Fees
Annual gas certificate (for premises with a gas supply)	Valid to: 21/6/2024
Electrical Installation Condition Report	Valid to: 31/8/2028
Portable Appliance Testing Report	Valid to: 03/7/2024
Fire Risk Assessment	X
Fire Service Safety Checklist	X
Legionella Risk Assessment	X
Planning permission (for premises within a control area or where requested by the licensing authority)	Planning application reference number: 23/00805/CLU
Floor plan	X
EPC Certificate (for premises which are dwellinghouses)	Valid to: 19/6/2033
Public Liability Insurance	Valid to: 29/4/2024
Proof of consent from owner (if applicable)	N/A
Evidence of operation as a short-term let on or before 1 October 2022 (for existing hosts applying during transitional period)	X

I have: (please tick to confirm (or enter N/A)	
Identified the owners and those involved in the day-to-day management of my premises	X
Ensured that to the best of my knowledge all those named on my application are fit and proper persons	X
Prepared information that will be available to guests at the premises including: (a) a certified copy of the licence and the licence conditions, (b) fire, gas and electrical safety information, (c) details of how to summon the assistance of emergency services, (d) a copy of the gas safety report, (e) a copy of the Electrical Installation Condition Report, and (f) a copy of the Portable Appliance Testing Report.	X
Applied for planning permission (if required).	N/A
Noted the requirement to display my licence number and EPC rating on listings for my premises	X
Proof that furniture and furnishings/the furniture and furnishings guests have access to, comply with fire safety regulations	X
Read and understood the mandatory conditions that will apply to my licence	X
Read and understood the additional conditions that will apply to my licence	X

My premises (please tick to confirm (or enter N/A)	
Meets current statutory guidance for provision of fire, smoke and heat detection	X
Meets statutory guidance for carbon monoxide alarms	X
Meets the required regulations for private water supplies (for premises with a private water supply i.e not provided by Scottish Water)	N/A
Meets obligations with regard to the Tolerable and Repairing standard (applicable to dwellinghouses)	X

PART 6: DECLARATION

East Lothian Council, as licensing authority, will use information it holds about you to determine whether you are a fit and proper person to operate a short-term let. In addition, licensing authorities to which you apply may share relevant information they hold about you with one another to help those authorities determine whether you are a fit and proper person to act as a landlord, or to act for a landlord. They may also share and seek relevant information with Police Scotland and, if appropriate, other relevant authorities.

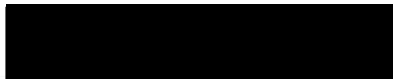
Anyone who gives false information on this form, or fails to provide the information required by this form, is committing an offence which could lead to prosecution.

I declare that I have read and understood the mandatory conditions that apply to short-term let licences and East Lothian Council's additional conditions

I will comply with the requirement to display a site notice in accordance with paragraph 2 of Schedule 1 of the Civic Government (Scotland) Act 1982

I declare that the information given in this application is correct to the best of my knowledge

Signed



Print name Alexander Cleland

Date 28/9/23

DATA PROTECTION ACT 2018

Please note that the information given on this form may be stored electronically by this Authority for the purpose of licensing.

The Identity of the Data Controller under the Data Protection Act 2018 ("the Act").

East Lothian Council, John Muir House, Haddington, East Lothian EH41 3HA ("the Council")

The purpose or purposes for which the data are intended to be processed.

The Data will be processed in order for East Lothian Council to fulfil its statutory duty under the Civic Government (Scotland) Act 1982 in receiving, registering, determining and granting applications for licenses under the said Act. The Data will be shared with public bodies who require to be consulted about the application, such as the Police. It will also be shared with internal East Lothian Council services, particularly within the Environment Department who give advice to the Council as Licensing Authority, in respect of the application.

East Lothian Council is under a duty to protect the public funds it administers, and to this end may use the information you have provided on this form for the prevention and detection of fraud. It may also share this information with other bodies responsible for auditing or administering public funds for these purposes.

Further information can be obtained from:

Data Protection Officer
Licensing, Administration and Democratic Services
John Muir House
Haddington
dpo@eastlothian.gov.uk

The Civic Government (Scotland) Act 1982
(Licensing of Short-term Lets) Order 2022

CERTIFICATE OF COMPLIANCE

SHORT-TERM LETS LICENCE – CONFIRMATION OF DISPLAY OF PUBLIC NOTICE


Confirmation Of Display Of Notice

This section must be completed by the applicant and the whole notice returned to the East Lothian Council, Licensing, John Muir House, HADDINGTON, EH41 3HA or licensing@eastlothian.gov.uk at the end of the 21-day display period.

I (Full name of applicant) Alexander Duncan Cleland

Certify that the notice of application has been displayed as prescribed above for a period of not less than 21 days

From 29 September 2023 ending on 21 October 2023

Applicant's signature 

Date 23 October 2023

Consultation responses

Antisocial Behaviour team – No objection (15.01.24)

Parking team – No objection (11.01.24)

Planning Authority – Certificate of Lawfulness or Development (CLUD) granted 21 September 2023
(16.01.24)

Environmental Services – No return

Police Scotland – No objection (12.01.24)

SFRS – No return

Rafferty, Alison (Licensing)

From: Licensing
Sent: 20 October 2023 07:00
To: Short Term Lets
Subject: FW: Objection to application for short term lets licence at 10 Cromwell Road, North Berwick - PHOTOS
Attachments: photo 1 - short-term let appl at 10 Cromwell Rd.jpg; photo 2 - short-term let appl at 10 Cromwell Rd.PNG

From: Lucinda Mason Brown [REDACTED]
Sent: 20 October 2023 00:10
To: Licensing <licensing@eastlothian.gov.uk>
Subject: Objection to application for short-term lets licence at 10 Cromwell Road, North Berwick - PHOTOS

You don't often get email from [REDACTED] [Learn why this is important](#)

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Sir/Madam,

Re. Public Notice of Application for Short-Term Lets Licence at 10 Cromwell Road, North Berwick, EH39 4LZ - PHOTOS

Thank you for confirming receipt of our email below. When writing we understood we only had 24 hours to object. In support of our email I now attach two photographs which make it easier to understand the proximity between the two properties. The first shows our neighbours' two sets of windows that immediately overlook the outside space where we sit and eat. The second shows the trellis fence between our back gardens that as you can see provides no privacy.

Yours faithfully,

Lucinda Mason Brown

----- Forwarded message -----

From: Lucinda Mason Brown [REDACTED]
To: licensing@eastlothian.gov.uk <licensing@eastlothian.gov.uk>
Sent: Saturday, 30 September 2023 at 21:22:54 BST
Subject: Objection to application for short-term lets licence at 10 Cromwell Road, North Berwick

Dear Sir/Madam,

Re. Public Notice of Application for Short-Term Lets Licence at 10 Cromwell Road, North Berwick, EH39 4LZ

I am writing on behalf of my mother who lives at [REDACTED] which is upstairs from 10 Cromwell Road. Both are flats and part of a house which was built in 1891 then converted into flats in 1951.

We object to this application on the grounds of privacy and security (having strangers in our shared space) and noise.

Please note that on the attached image of the public notice it is listed as 'Borth Berwick'. This notice went up on our neighbours, the Clelands', front gate last night thus giving only today for there to be any response before the deadline. However, other similar notices around the town have been up for some time and include 'the notice must be displayed for a period of 21 days from the date the application was lodged with the Licensing Authority'. I also note that there is no postal or email address on our neighbours' notice at which to lodge any representation so I am grateful that other properties have included your email address as well as a postal address. I believe this notice was posted yesterday just after I locked up the front door for the night, which the neighbours would have heard me doing, as I then heard activity out at their front gate.

I am dismayed that they didn't mention the licence to my mother, particularly as she has been in regular contact with them regarding their shared roof. They rarely stay in their flat but have been here since Thursday evening and in fact came up to our flat to inspect and discuss the roof yesterday so had ample opportunity to mention their short-term let application.

My mother (and previously her mother) have lived at [REDACTED] on a permanent ongoing basis since 1966. The Clelands downstairs have been letting out their property for a number of years now. My mother is concerned about the negative impact this is having on both her living upstairs and on the surrounding area.

When lets do take place downstairs during the holiday season, this causes various concerns. Again, there is the issue of security. Each flat has its own front garden but we share a side gate accessing a shared path down to the back gardens which goes past our back door. On entering via the side gate, the path goes along the edge of our front garden with direct access to it, which also raises issues of privacy. Two of our neighbours' bedrooms look out into our front garden where we sit which feels very uncomfortable when we don't know who is staying and when and raises further privacy concerns.

The neighbours took down their rear fence which runs between the shared side path and their back garden. My mother's back garden is accessed by the shared path, beyond their back garden. The shared path also takes both properties down to the golf course. This further weakens security. My mother doesn't know who is staying and when on short-term let and we have to rely on them keeping the back gate locked and the front side gate closed, particularly as both my sister and I have small children who could go out onto Cromwell Road when gates are left open. This means that every time we use our garden we have to be extra vigilant and also don't have any privacy when going to and from both gardens. The fence which goes between our two properties at the back (running perpendicular to the shared path), was replaced by the neighbours and is partly transparent so, again, when in our back garden, we are overlooked by the downstairs flat.

There is also the issue of noise. Of course a certain amount is expected, particularly in this type of shared older property where you can clearly hear talking and people on the telephone in the flat below. The short-term lets downstairs have been noisy from early in the morning through to the early hours. One particularly exuberant party was still being noisy at 3.00am this summer. The kitchen/dining room which is the main living area is immediately below my bedroom. Again, the unpredictability of when it will be noisy is very disruptive.

An increasing number of properties on Cromwell Road are holiday lets. The road feels very different to when my sister and I were growing up when the majority of the properties had ongoing residents with younger families. This shift is a concern for my mother as she gets older, particularly since the death of my father last year. It feels isolated and there is the concern of security with so many unoccupied properties for much of the year, not to mention the lack of ongoing warmth to property fabrics. It also brings disruption to my mother who, over the years, has had short-term residents for downstairs ringing the doorbell or approaching her in her private garden with queries to do with the property, which is a concern as she gets older and has to go downstairs to answer the door.

Overall, we do not feel it to be appropriate for 10 Cromwell Road to be run as a short-term let, both in its knock-on effect to immediate neighbours and the adverse impact it has on the the road as a whole and the wider community.

Yours faithfully,

Lucinda Mason Brown
Daughter of Jennifer Mason Brown at [REDACTED]

The Civic Government (Scotland) Act 1982
(Licensing of Short-term Lets) Order 2022

PUBLIC NOTICE OF APPLICATION FOR SHORT-TERM LETS LICENCE

New application

Renewal

Applicant name: Alexander Duncan Cleland

Applicant's address: Flat 1, Cairney House, Newcastle upon Tyne

Postcode: NE2 1JU

Has applied to East Lothian Council for a Short-term lets licence.

Short term let premises address (if different from applicant's address)

10 Cromwell Road, Borth Berwick

Postcode: EH39 4LZ

Type of license applied for

Home sharing

Home letting

Home sharing and home letting

Secondary letting

Day-to-day manager / agent details (if different from applicant)

Name: Mrs Caroline Currie

Address: North Berwick Holiday Homes Ltd, 129 High Street, North Berwick

Postcode: EH39 4HB





This photo shows the v
rear view.

Dear Committee

Thank you for sending the letter of objection of 30.9.2023 which we only received last week.

We are perplexed at the grounds of the objection.

APPLICATION.

Ms Mason Brown's comments on the application are misplaced.

This application, as required by new regulations last year, formalises the letting of 10 Cromwell which has been ongoing since 2007 approaching 17 years.

The application for the STL was made following the granting of a Certificate of Lawfulness on 21.9.2023.

As soon as we heard from our agent that the STL application had been lodged on 29.9.2023 we posted the site notice in accordance with requirements. It was posted on our front gate for the required period of 21 days.

HOUSE SET UP

The house as stated by Ms Mason Brown was converted in the 1950's.

We have the ground floor at no 10; Mrs Mason Brown the upper 2 floors at no 12.

The back garden is divided into two. We own the garden area immediately outside our apartment. The Mason Browns the far end of the garden.

Both apartments have separate gates to access the separate front gardens and separate front doors.

Both apartments have separate back doors.

Access to our house is almost always via our separate front garden and front door.

The back door is used to access garden sheds and the side path to take out the garden bin and access the gate to the golf course. Other bins and waste recycling are kept in our front garden when guests are staying.

Access to our garden is directly via our garden room or sitting room doors.

Many of our guests have been coming for years and include retired couples from America and another couple who live in Scotland. Their bookings made up 5 weeks of the 9 weeks that were let last year. Dr Mason Brown used to call in and visit our American guests and lend them books.

Other guests are couples and families. There was only 1 week last year when children were staying.

We let for between 2-3 months a year and do not let for less than 1 week and never at Christmas and New Year for concern of parties.

North Berwick Holiday Homes (NBHH) manages the property for us and have done for 17 years. They are the pre-eminent local business and have an office on North Berwick high street with full time staff and are available 24/7 with an emergency out of hours phone which is checked every hour.

We are very particular about the guests we allow and NBHH are aware of our desire to have quiet, respectful and responsible guests and vet who is coming at our request. We have always found our guests to be respectful of the house and aware of neighbours.

NBHH have never had any objection or complaint from the Mason Browns in the past 17 years except when a bathroom extractor fan was left on unwittingly.

Objection is raised on the grounds of privacy, security and noise.

Privacy.

Each apartment has a separate front garden/ separate front door and separate back door and rear garden.

We share **NO** common area except a path at the side of the house that leads from Cromwell Road to a gate to the golf course.

As the Mason Browns flat is on the first floor, it is not possible for us or anyone staying at 10 Cromwell Road to look into their flat.

There are therefore no privacy concerns with tenants staying at the property being able to see them in their home.

As Ms Mason Brown has commented in her letter, when entering / exiting their property and when sitting in their front garden we can see their front garden. However the Mason Browns can look into our bedrooms. The bedrooms have window coverings to obscure any view. This arrangement of the conversion also encroaches on our privacy but this is part of the nature of the conversion of the house.

In 2014 (10 years ago) we removed an unsightly leylandii hedge (not a fence) adjacent to the side path and our back garden. Dr & Mrs Mason Brown told us they were pleased with the removal of this hedge and it has enabled us to plant lavenders and other flowers and shrubs improving the outlook.

In 2020 we told that the Mason Browns that we planned to remove the hedge that separated the 2 back gardens. It was unsightly and full of weeds.

Dr Mason Brown wrote as follows:

“As you say the hedge is past its best and there is of course no problem if you wish to remove your hedge. The new fence replaces the original wooden boundary fence, as marked on our plans, and both properties are responsible for maintaining this and we should share the costs of replacement.”

We did in fact pay for the full cost of removing the hedge, erecting the new steel fence (we were advised because of wind issues it should not be a solid fence) and its installation. In addition we paid for the installation of bamboo screening. We have planted roses and shrubs up against the fence. This has improved the garden and the outlook greatly and obscures the Mason Browns garden.

We would have no objection to the Mason Brown's constructing a fence within their garden , front and back, if this would make them more comfortable.

We can see people going down the side path but the Mason Browns can also see into our garden/ rooms and patio from the path and also directly into our garden from their windows above.

We would respectfully suggest that it is our privacy that is more affected but again accept that this is in the nature of the conversion.

In doing this work to the garden we have tried hard to improve our garden so that it offers a pleasanter outlook.

Whilst accepting that we are not there frequently we have been to the property on a number of occasions in the last year and can say that we have not seen any member of the Mason Brown Family sitting or eating in the front garden or indeed in the back garden. The last time we saw them in the garden was in July 2023 when we were also in the garden with family.

SECURITY

This has never been raised with us before. We both have separate and secure front and back doors which are not shared.

As far as we are aware there have been no incidences of incursions into the front area of the house from the gate onto the road or from the gate that leads to the golf course.

We offered some years ago to pay for and arrange for a keypad to be installed on the gate leading to the golf course (as most other gates have) to ensure it is always locked but the offer was declined by the Mason Browns. That offer remains.

NOISE

The house is a conversion and as is the case of conversions there is unavoidable noise transmission between floors.

It is not possible for people not to talk/watch TV/ talk on the telephone ie normal living activities. If there was shouting or loud music from guests this would be unacceptable but we do not believe that this is the case.

NBHH have never had a complaint of noise in 17 years with the exception of the extractor fan in the bathroom.

The Mason Browns told us on 3.9.2023 that there was noise from our apartment at 3am on 1 occasion last summer. We responded on 4.9.2023 by email: *"It is unacceptable to have noise at 3am and I would ask Jennifer to tell us what the noise was - music/shouting/ loud voices and when so that we can speak to North Berwick Holiday Homes."* We had no reply.

The Mason Browns are aware that if they have any concerns they should contact NBHH who are always available and are surprised that this issue of noise at 3.30am was not reported.

IN SUMMARY

Privacy

We share NO common area apart from a side path from Cromwell Road to the golf course.

It is in the nature of the conversion that we can look into the front garden of No [REDACTED] and they can look into the 2 bedrooms at No 10. This cannot be avoided.

We accept we can see people walking down the side path but also that the Mason Browns can look into our ground floor rooms and directly on to our garden from the path and their upper windows.

We cannot look into any of their rooms.

The Mason Browns back garden is obscured by a fence, bamboo screening and growing shrubs which preserves their privacy and ours.

SECURITY

We have separate front and back doors.

In the last 17 years we know of no security issue that has arisen or been reported to us or NBHH.

NOISE

It is in the nature of the conversion that there is transmission of noise between floors; this is unavoidable.

There never been a complaint of noise from the Mason Browns apart from a bathroom extractor fan and the complaint of noise last year at 3.30am which we agree is unacceptable.

As stated above we asked for more details so that we could raise this with NBHH, but have had no reply. Any such issues should be reported to NBHH immediately.

CONCLUSION

We know how lucky we are to enjoy No 10 Cromwell Road and we know that our guests value their stays as demonstrated by the number of repeat guests we have; some visiting over many years and calling it their 'home from home'.

We hope we can continue to share that enjoyment with people who love North Berwick and appreciate staying at No 10 Cromwell Road.

We attach some photos of the front and back garden which may be helpful.

On behalf of A Cleland
10.4.2024

From: [REDACTED]
Subject: Re: Online meeting of the Licensing Sub-Committee, 18 April at 2.00pm
Date: 10 April 2024 19:10:15
Attachments: [Response to letter of objection. 10 Cromwell Rd.docx](#)

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Becky

We attach our letter of response to the objection.

We also attach some photos which we hope will be helpful.



Kind regards

Helen Cleland

Side path adjacent to garden of no 10.



Garden at No 10 with fence that obscures garden at no 12.



Fence with bamboo screening to obscure garden at no 12



View from side path towards 10 Cromwell Rd



Private front garden of 10 Cromwell dividing fence visible on left





129 High Street,
North Berwick, EH39 4HB

Tel : 01620 893204

www.northberwickholidayhomes.co.uk

Becky Crichton, the Committees Officer
East Lothian Council
John Muir House
Haddington
East Lothian
EH41 3HA

rcrichton@eastlothian.gov.uk

10 April 2024

Dear Madam

Management and Marketing of 10 Cromwell Road North Berwick EH39 4LZ (Moresby)
as a Short Term Holiday Let <https://www.northberwickholidayhomes.co.uk/property/moresby>

This letter confirms that North Berwick Holiday Homes has been managing and marketing
the above property as a Holiday Let since 05/07/2007

Moresby was first listed under www.nbflats.co.uk, which was acquired by Barry Chapman
and Janice Reid in April 2005. The business was later rebranded
as www.northberwickholidayhomes.co.uk and incorporated as North Berwick Holiday Homes
Limited (NBHH).

My late husband, Graham Currie and I acquired NBHH in 2016. Although I have been the owner
of the business since 2016, I was employed by the business from 2007.

I have direct knowledge about 10 Cromwell Road going back well over 10 years and was

aware from 2007 onwards that it was used as a holiday let continuously. Indeed, I was aware that it was one of the early properties managed professionally by the NBHH business and has been one of its most popular holiday rentals.

We have had no complaints other than for an extractor fan in 2020. This was on a separate switch to the light in the bathroom and was rewired by an electrician so that the fan went off with the light which resolved the issue.

Because 10 Cromwell Rd is one of our premier properties, we do vet guests before confirming bookings with new holidaymakers, but over 50% of Moresby guests are returning year after year. The owners take a great interest in who rents their property.

10 Cromwell Rd is also one of the few properties that is suitable for the elderly and infirm with its wider doorways and one-level access. The house is maintained to a high standard and always has been. Small maintenance issues are resolved timeously with our in-house maintenance contractor or by the owners.

10 Cromwell Rd is only advertised with us and the key collection is from our shop front on NB High Street, we have been established here since 2003. We are available 24/7 for any issues and we are the longest-established agent in North Berwick.

As to the length and intensity of use, I can confirm from 2007 onwards that:

Almost all rentals are between 7 and 28 days.

Many guests are repeat visitors who have been coming regularly from near and far for many years.

Occupancy levels have been consistent since 2007, with the summer months particularly busy. We do not allow stag or hen parties.

In conclusion, as owner of NBHH North Berwick's premier holiday home agency. 10 Cromwell Road has been used continuously as a holiday let from 2007 onwards.

I would be happy to answer any questions you may have, please feel free to call me on the number below if you need more proof. I can also put you in touch with the previous owners of the business if needed.

Caroline Currie

Caroline Currie

Director

T: 01620 893204

E: carolinecurrie@nbholidayhomes.co.uk