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From: victor dorling [REDACTED]

Sent: 28 November 2019 10:11

To: Simon Davis <Simon.Davis@arun.gov.uk>

Cc: victor dorling [REDACTED]

Subject: "Miss Alexa Douglas"

Dear Sir,

I write to you today to submit my comments with reference to the anticipated repossession of the premises by the landlord of "Hydrotech" Cleaners, 77, Aldwick Road, Bognor Regis, currently occupied by Miss Alexa Douglas. We have known "Alexa" for many years, she is well liked by all and has always provided good service to us and thousands more at her "eco-friendly" cleaning business in Bognor Regis, West Sussex.

A most charming and helpful lady you could ever wish to meet. There is always a pleasant greeting from "Alexa" when you visit her shop, she is devoted to her job and it seems her only requirement in life is to work hard and to provide a good service for her customers, after a track record of 23 years, she was anticipating at least a further 23 years in order that she could provide a good pension for herself in her retirement.

"Alexa" being the sole trader at "Hyrotech" runs the shop single handed and is to be commended for her "work ethic" and determination.

We felt great sympathy for "Alexa" when she received the news that her landlord was proposing 3 flats to be erected at the rear of her leasehold property. The almost symbiotic relationship that seems to exist between landlord and tenant these days was destroyed overnight.

Alexa has installed over the past years heavy specialized equipment in the yard at the rear of the building to include a 9 foot, 2 Ton steam boiler, 1100 litre water tank, numerous pumps and much more all located in a courtyard at the rear of her property.

It must be borne in mind that this was the original reason this site was chosen i.e. to accommodate this equipment which was clearly sanctioned and approved at the time.

I am sure that you have read the document she has compiled outlining her dilemma with regard to the landlord's proposal to repossess half of the business premises to build his flats.....(a well presented and concise two page document) If the premises had been empty I feel the landlord would have been justified in applying for planning permission, however on the basis that a person's job and wellbeing would be deprived, particularly after 23 years paying regular rent brings to bear a moral question. How is it possible that a landlord can ride "rough shod" over a devoted and honorable tenant such as "Alexa"? Particularly, and more important how can this lady be denied a lease from the landlord for three years and more.

For "Alexa" the outlook is bleak and indeed if this proposal is sanctioned by the council it will mean that ultimately she would have to give up her job since she could no longer operate her business under the new proposals

envisaged by the landlord, she has invested tens of thousands of pounds on washing machine equipment etc, removal of this equipment would only generate scrap value. In addition she would reluctantly have to forgo her pension.

We must look after our high street and all the traders in it, to succumb to the needs of landlords is not always the best option rather that "status quo" be maintained.

The landlord continues to receive rent from the tenant, the tenant maintains and stays in the business at least this way both parties should stay happy. In addition it maintains a healthy high street.

I read with some interest the landlords reluctance to create a new lease for "Alexa" which he refused some 2 years ago and it is now a total of over three years that she has been denied a proper lease. Why?, Surely this is unacceptable? and should be brought to task.

Reading the notes compiled by "Alexa", she has gone into some detail about this incident she has produced a self explanatory two page document which speaks for itself.

I do hope this situation can be resolved, peacefully and amicably,

Thank you for reading this account.

Vic Dorling.

Sent from my iPad