

## **DEPUTATIONS FROM MEMBERS OF THE PUBLIC**

A period of not more than fifteen minutes shall be allowed at each ordinary meeting of the Council for the hearing of deputations from members of the public. Each deputation may be heard for a maximum of five minutes.

Deputations received:

**(i) Deputation:** Taking action on large-scale AirBnBs (party houses) in residential areas

The residents of Patcham Village, Court Close wish to make a deputation request to Brighton and Hove Council to put in place, with immediate effect, effective rules and regulations to restrict the use of 'entire house' large scale AirBnB (party) houses within residential areas.

In April 2019, a resident of Court Close turned their 3-4 bedroom dwelling into an 18-person entire house AirBnB rental with a hot-tub:

<https://bit.ly/2IYWPNN>

Court Close is located at the foot of the South Downs, and opposite the Patcham Conservation area. It is a privately owned Close, on the edge of Brighton. Residents are mostly older adults and young families. Residents consciously chose to live here due to the peace and quiet offered by its rural location, and the strong sense of community generated from the residents in the Close. However, the continual stream of problems from this AirBnB has significantly impacted this community of people; the problems include:

1. Anti-Social Behaviour – which regularly wakes-up residents, including children as young as 2 years old.
2. Rubbish – piled up next to the bins, which is then ripped open by foxes and seagulls and strewn over neighbouring properties and the Close.
3. Parking – guests arrive with an average of 6-8 cars; however, the property only has a driveway for 2 cars, possibly 3 cars at a push; the remaining cars are parked inconsiderately – blocking the road, driveways and restricting access for emergency vehicles if needed.
4. Unsettling - the types of people staying at the property are un-characteristic of local residents i.e. large groups of young people, who are engaging in activities uncharacteristic of local residents, i.e. drinking and partying late into the night.

Since May 2019, a total of x12 households have raised these issues with both the Council (Planning and Environmental Health) and the Police; however, there appears to be little action that can/is willing to be taken against these issues. The only reported issue, which is being actively investigated, is through Environmental Protection (Noise), but this has taken several months and is still on going.

The apparent lack of enforceable regulations creates a free-for-all system, which allows homeowners, particularly in residential areas, to transform their homes into large-scale commercial guest-houses. The blatant conversion of a residential dwelling

into commercial premises, under the guise of Airbnb, seems void of any enforceable planning regulations, or charges. The safety of such properties, in terms of compliance with fire safety law, again appears unregulated and un-monitored; thus placing the guests, the property and neighbouring properties at risk.

Overall, there appears a lack of parity in the current system, which has resulted in local residents having their valued communities significantly disrupted, houses devalued and put at risk, and their peace and wellbeing significantly impacted. We therefore formally request, with immediate effect, that enforceable regulations are put in place to protect local communities from this gross commercialisation of residential dwellings

**Signed by:**

Edward Elton (Spokesperson)

Gillian Winpenny

Michael Stokes

Susan Stokes

Victoria Lacey

Donald Turnbull

Patrick Cary

Julie Roff

Dudley Barrowcliff

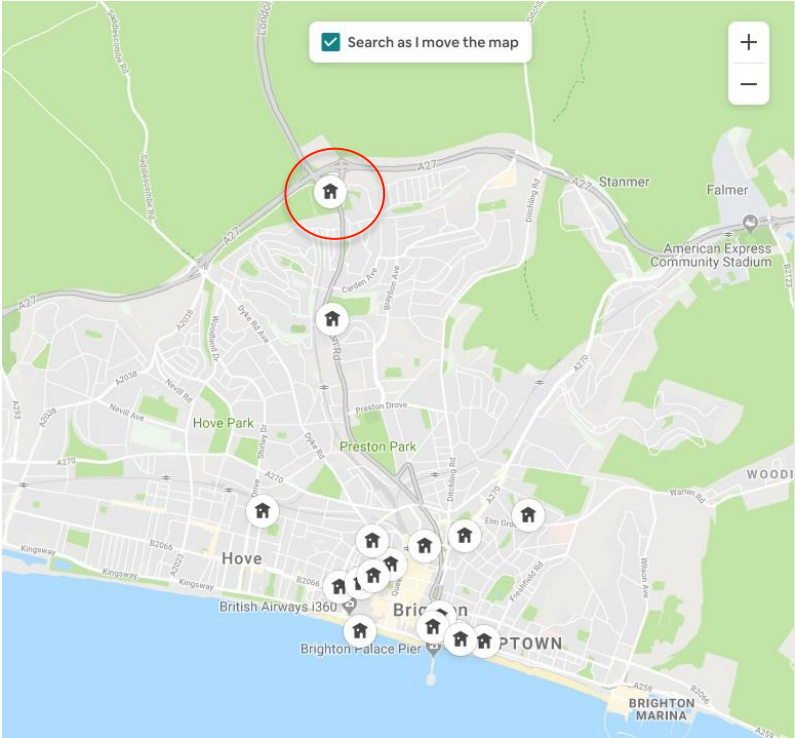
Hina Elton

Julian Golland

Judith Lawson

**Supporting Evidence**

**Location of large guest houses (+10 guests) in B&H**



**Rubbish**

State of Rubbish left at property



Strewn on neighbouring properties



## Parking



## House Deeds

The deeds for houses in Court Close state the properties are detached dwellings for the use of single families, whether as a residence, or if let. We believe that using no.16 Court Close for 18 people contravenes the Covenant in the Deeds as it is evident the property is being used for commercial purposes and is being used to house stag and hen-dos for short periods on a regular basis.

## Brighton and Hove Visitor Accommodation Update 2018 report

(<https://bit.ly/2IA7HBu>) A report prepared for Brighton and Hove Council, in 2018, details the need to regulate short-term lets in the city. There were a number of points made in support of this action; in particular, to limit the continued anti-social behaviour associated with group houses, and to prevent large short-term lets being located in purely residential areas. However, it appears little action has yet been taken.

## Residents attempted course-of-action to have issues resolved:

- **Police:** Residents have been in regular contact with the police regarding the continued anti-social behaviour. A total of x8 101 crime reports have been made against this property, which the police encouraged residents to do, but they are not prepared to take any action against the home owner/house.
- **Planning:** X12 residents have either completed diaries or written complaint letters to B&H Planning department, which detail how frequently the house is being rented out (weekdays and every weekend), the parking and rubbish issues, along with the anti-social behaviour. However, they are reluctant to enforce any planning action against the property/owner.
- **Environmental Health:** These have been the most responsive and after several months, they are now in the process of taking their final course of measures.