

**Report to Community Safety Forum – 25<sup>th</sup> February 2013**

**Subject: Briefing for Information: Party Houses**

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**Wards Affected:** All

- 1.0 Brighton & Hove is a destination for many visitors and some homeowners in the city rent out their properties to people visiting the city for holidays, conferences and short breaks. Planning permission is not required to rent out a home to visitors and by far the majority do so without causing disturbance to others.
- 2.0 If residents do experience problems, however, they are asked to report any incidents of anti social behaviour to the police or the community safety casework team and any noise problems to the council's noise nuisance team. A call to the police will result in the call being graded and an appropriate response being identified. If the circumstances are considered an emergency then they will receive a grade 1 allocation for an immediate response and the first available police unit will be assigned.
- 3.0 If there are ongoing problems, the local Neighbourhood Policing team will work closely with partner agencies to reach a solution. In such circumstances, residents may be encouraged to keep diaries logging details of incidents. This will provide factual information to properly assess the situation and evidence which may support further action. By building a picture of levels of anti-social behaviour in relation to a particular property over time, it may be possible to seek a Anti-Social Behaviour Premises Closure Order through the courts. If successful, this would shut the property down until a landlord could evidence that they had taken all reasonable steps to manage anti-social behaviour emanating from the property.
- 4.0 It may be appropriate for the council's noise patrol team to serve notices on property owners where a statutory noise nuisance has been witnessed and it is thought that it is likely to recur. Service of these notices has in the past been successful, with action taken quickly and responsible individuals identified. The service of abatement notices on letting agents has also resulted in a good response in some cases. The agents request to cease disturbance can be supported by a warning that deposits will be forfeited if the requirements are not complied with.

- 5.0 The council's planning enforcement team will also actively investigate reports to determine if planning permission is required. If that is the case, then action is taken to regularise and control the situation.