WWNDP Summary of evidence regarding the impact of AirBNB/Party houses on local community

**Questions** – the following questions were distributed to the managing committee of private estates in WW (RLL, Wells Farm, Cakeham Manor, The Wad

1. How many properties are there on your estate
2. How many are lived in permanently as primary residences
3. How many are used as holiday lets/short term lets
4. How many are offered to let with accommodation for more than six
5. Have you had complaints about the short-term let creating a nuisance
6. Does RL have covenants to prevent the properties carrying out a business
7. If there are covenants have you needed to enforce them as a result of letting business
8. Do you and other permanent residents feel that the number of second homes/short term lets are having a detrimental effect on the area

Individual residents were asked to respond to the Parish Council with their view on the impact of holiday/short term lets/Airbnb homes. These included the following;

Positive comments – Contribution to the tourist economy. Contribution to household income

Summary of negative comments include – impact of Covid – no regard for lockdown as properties continued to be let particularly AirBNB which rely on key safes for access. No planning regulation i.e. for COU, larger homes are HMO’s and largely unregulated. Parking – additional vehicles in roads with no footways. Noise and anti social behaviour.

A summary of the comments from Wells Farm is included separately as is the letter sent out to its residents.

RLL responded as follows;

* 1. How many properties are there on RL 42
  2. How many are lived in permanently as primary residences 10 in terms of sole primary residences here but increasingly some multi home owners using RL home as primary
  3. How many are used as holiday lets/short term lets 3 currently but may increase by one or two soon
  4. How many are offered to let with accommodation for more than six 3
  5. Have you had complaints about the short-term let creating a nuisance Yes but primarily about one house only
  6. Does RL have covenants to prevent the properties carrying out a business Yes but never used only brought up in discussion
  7. If there are covenants have you needed to enforce them as a result of letting business See above
  8. Do you and other permanent residents feel that the number of second homes/short term lets are having a detrimental effect on the area Only one Airbnb house causing an issue. Others let locally via Lettings agencies fine

CME responded as follows;

CME looked at the issue of short term holiday lets a few years ago as the number of properties being used from time to time was growing. Some householders were very concerned that the growth would change the character of the estate detrimentally especially if the properties became ‘party houses’.

CME does have the benefit of covenants, (as do all of the neighbouring properties) on properties on the estate. One such covenant is to not carry out a business from a property but the Board acknowledges that when the covenants were drawn up there was no conception of working from home and of course during lockdown that has become the norm rather than the exception, it is likely therefore that this covenant would be difficult to enforce.

We have found it very beneficial to consult with freeholders who do let their properties for short term holidays particularly given that they are liable for the behaviour of their invited guests. I believe that at least 8 properties on the estate advertise for short term holiday lets and that there are quite rigid letting agreements on these properties prohibiting parties, fireworks and noise after hours.

The Wad/Cunliffe Close responded as follows;

I am a Director of the Wad estate, also of Cunliffe Close where our Family has a house.

My experience of Airbnb is that it almost always causes a nuisance to immediate neighbours and very often friction with neighbours generally. People very often behave quite differently when they are on holiday as opposed to when they are at home and the shorter the break, the worse it seems- partying often happens with groups of friends taking breaks together.

I am not at liberty, at present, to give you “chapter & verse” of where we are with this, here at the Wad, due to an ongoing ( but relevant) situation but , suffice it to say, we do have fairly modern covenants , identical in the case of all houses, with a clause that specifically prohibits using houses for business purposes.

I am sure that you are acquainted with Nemcova v Fairfield which seems to be one of the most relevant cases bearing on this matter.

Pound Rd -

Total of 25houses, 6 used as primary residences. 4 are currently full time Airbnb. Evidence from a permanent residence highlights the loss of community, not knowing who will turn up from one week to the next, overflowing refuse bins, additional cars.