

Guidance on completing nuisance log

1. B&NES Council are willing to take enforcement action against party houses on grounds of change of use, but they have to establish as a matter of fact that the house is being used for purposes other than C3, normal residential use. Enforcement is difficult where a property has 6 or fewer beds, as this is generally considered to be normal C3 use. For properties with 7 or more beds, evidence of the regular use of a property for short-term lettings may well be available in TripAdvisor or AirBnB listings. However, the Council also requires evidence of *persistent* and *consistent nuisance*.

2. A party house 'nuisance log' (PDF format) is attached for the purpose of reporting incidents to B&NES Enforcement. An interactive Word version is available from the FoBRA Chairman or Secretary for reporting by email.

3. The 'Comment' box is very important. Use it to elaborate on the nuisance if necessary, but it is vital to describe the effect of the nuisance on you – eg offence caused, disturbance, inability to sleep.

4. Residents can be reluctant to complain and generate a 'neighbour dispute'. B&NES has agreed to accept nuisance records passed through residents' associations, in which individual complainants are not identified. However, if an individual raises several logs it is possible that this could be viewed as having a complaint or dispute which might need to be declared if selling.

5. If you are affected by nuisance from a party house, you should keep a log and pass it to your local residents' association (or direct to B&NES if you are content to do so). Forms should be sent in soon after the event has occurred, as B&NES Enforcement say that the passage of time makes it harder for them to follow up.

6. Residents' Associations which receive a nuisance form from a resident should note who has sent it, delete their names from the form, and pass it without delay to:

planning_enforcement@bathnes.gov.uk (by email)

Planning Enforcement, Lewis House, Manvers Street, Bath, BA1 1JG (by post)