



Management Statement – 16 Elm Road, Worthing, BN11 1PG

1. Introduction

Clevernest Property Group Ltd will own and manage 16 Elm Road as a high-specification, professionally managed co-living property. This statement sets out the tenant profile, vetting process, tenancy terms, day-to-day management arrangements and neighbour engagement measures, demonstrating that the development will operate without adverse impact on neighbouring amenity.

2. Who Will Live There

Every room at 16 Elm Road will be let at premium rates to working professionals in stable employment, on a single-occupancy basis. We provide high-specification, all-ensuite homes designed and finished to a standard well above typical HMO stock. Occupancy will be restricted to one person per bedroom, in line with the proposed planning condition. Our residents are typically seeking a settled home rather than short-term or transient accommodation.

3. Vetting Process

Every applicant is screened, interviewed and personally shown around by a reputable local letting agent appointed by Clevernest. They will carry out full referencing covering identity, credit history, employment and income, and previous landlord conduct before any offer is made.

4. Tenancy Agreement & House Rules

Each resident is let on an assured periodic tenancy under the Renters' Rights Act 2025, incorporating an explicit house code which includes reasonable and sociable terms such as:

- No parties or events involving non-residents
- Quiet hours between 11pm and 7am across communal and external areas
- No overnight guests without prior notice to the managing agent
- No smoking except within the designated external smoking area
- No loitering or socialising in external areas during quiet hours
- Any anti-social behaviour or repeated nuisance to neighbours will constitute a breach of the tenancy agreement and may result in enforcement action or termination of the tenancy.

These contractual controls are reinforced physically by the proposed 1.8m acoustic boundary fencing to the courtyard and enhanced acoustic insulation to internal walls, minimising noise transmission to neighbouring properties.

5. Property Management

The property will be managed day-to-day by the appointed letting agent, who acts as the single point of contact for any neighbour concerns, alongside Clevernest's central compliance oversight. Their responsibilities include tenant liaison, enforcement of the house code, regular property inspections and maintenance coordination.



The property will be inspected on a regular basis to ensure compliance with house rules, identify any maintenance issues and maintain the high standard of accommodation expected by both Clevernest and its residents. Routine maintenance requests will be addressed promptly, while urgent issues will receive an immediate response through the managing agent's established maintenance network.

Refuse and recycling bins will be stored within the property boundaries and managed proactively to ensure they are presented for collection and returned promptly, preventing any adverse visual or environmental impact on neighbouring properties.

Secure cycle storage will be provided within the property to encourage sustainable travel and prevent bicycles being stored in front gardens or on the public highway.

Contact details for the managing agent will be displayed on-site and provided to adjoining residents. Any concerns raised by neighbours will be acknowledged promptly, investigated without delay and appropriate action taken where necessary to resolve the matter.

6. Transport & Parking

The property occupies a highly sustainable central location within easy walking distance of Worthing town centre, railway stations and local bus services. Clevernest's target market of working professionals is typically less reliant on private car ownership than traditional family households, and secure cycle storage will further encourage sustainable travel choices. As a result, the development is not expected to generate undue parking pressure on surrounding residential streets.

7. Commitment to Good Neighbour Management

Clevernest's business model depends upon maintaining high-quality homes occupied by responsible working professionals. We therefore have a commercial as well as ethical interest in ensuring that the property is professionally managed, that any issues are addressed promptly and that neighbouring residents experience no material adverse impact from its operation.