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From: **Christina**
Date: Sun, 13 Apr 2025 at 20:16
Subject: HMO Licence objection
To: <licensing.unit@adur-worthing.gov.uk>, <planning@adur-worthing.gov.uk>

To whom this concerns,

We are writing in relation to Planning Application AWDM/0384/25 (also referenced as PP-13877465), which proposes converting 13 Cortis Avenue from a family residence to a House of Multiple Occupancy (HMO). We are seeking your support in objecting to this application for a licence to preserve the property as a family home and protect the integrity of our community.

We would like to object to the application to licence this property as a HMO for a number of reasons. We have already sent in objections to planning and have been informed this is a permitted planning, therefore we need to object to the licensing.

In our email to planning, we objected on a number of reasons which included the history of anti-social behaviour on the street, and noise issues. We also objected on reasons of a history of drugs on the street. Parking was also an issue, particularly currently during term time, due to change to all year around when the police relocated to Northbrook colleges, Broadwater campus. Also, we have highlighted that this is a family home and therefore changing the property to an HMO would be counterproductive when there is a housing crisis for suitable family homes. All potential issues associated with HMOs.

To us and the people in the surrounding houses these issues are all relevant to a house being turned into an HMO, They are real concerns as we have had to live through a lot of stressful and upsetting situations, all of which takes a toll on our mental health and has caused great upset.

However, we would like to add to the objections;
The house is unsuitable and does not meet the minimum requirements for an HMO licence to be agreed at this present time. The house needs a full renovation, which includes a complete rewire, a new kitchen and new pipe work as well as a boiler for central heating and hot water being installed, not to mention fire safety measures put into place, as well as, a new roof which leaks into one of the rooms.

As mentioned in our original email, if the HMO creates issues with parking, it could also cause an issue for the services like Ambulance, Fire Service to be able to attend an emergency down the street.

The original email below;

Our family have been residents of Cortis Avenue since 2008. Over these years, we have witnessed and experienced the challenging aspects of our neighborhood. Which gives us good reason to feel there are multiple reasons why a HMO in the street would be of great

concern to the residents. However, it is also important for you to be aware of the history of the street and the current situation. The street, has over the years, had a continuous problem with, and still has, issues with anti-social behaviour, noise, drugs, drug dealing, fighting and has had regular police presents. There are also families who are living with mental health issues and neurodiversity, the introduction of an HMO could exacerbate distress for these families and pose risks to children who often play freely in the street.

Currently, the street is a mixture of owned houses, rented and social houses. There is also a concerning history of problematic properties on the street, notably, there are two West Sussex houses which have been, in the past, rented to organisations as supported housing (effectively managed HMOs). The houses are currently being rented by an organisation who works with rehabilitating young adults who have addictions. They have and are currently causing a great deal of issues, including drug dealing openly from the houses and indecent exposure (as extreme as young ladies standing in the front garden in just knickers). Despite being reported to the authorities, these problems persist and have severely impacted the quality of life for the families living nearby.

Also, we have issues with anti-social behaviours including noise and drugs. These behaviours are from people living in rented properties including Worthing homes owned properties. To introduce an HMO into the street could potentially increase this negative behaviour and cause more stress for those living here.

There is also an ongoing issue with parking due to the college and high school, driveways are regularly blocked, and while we welcome having a police station close by in the future, it will no doubt cause more issues with parking. An HMO of six people could bring with it more parking issues in a street which is already struggling.

Further to the issues above are concerning we are very aware we are currently in a housing crisis and while we understand the pressing need for more affordable housing in Worthing, converting family homes into HMOs is not the solution. In fact, it could reduce the availability of stable, family-oriented housing in the area, which is desperately needed. A focus on maintaining family homes and fostering community cohesion would better address the housing needs of local residents.

We are sure you will quite easily be able to obtain information on the street from police, environmental health and even social services, all to which the street is known.

Therefore, asking for your support in objecting to the application for HMO is important for the residents of this street.

Our objects include:
1. Increase noise - currently we have a number of issues with noise due to neighbours, who also participate in anti-social behaviours and illegal activities (drugs). An HMO has the potential to increase this problem as there is a lack of ownership.There are families in the houses immediately surrounding it. The children in these properties have neurodiverse, there are also families where Mental Health is an issue and the noise, plus potential regular changes in people would affect them.

2. Exacerbate Parking - as said above, there is also an issue with parking, the road is very narrow and only accommodates for single side parking and when all available areas are

parked in, there is very little space for people to pull into, so cars can go both ways. A small, currently three bedroom house, housing 6 individuals would cause greater issues with parking in an already congested area.

3. Another HMO example - the council already has a project (effectively an HMO) at number 3 and 5 Cortis Avenue, and these houses, despite being managed, cause many issues. In recent months there have been other issues with these houses. If an HMO is agreed and further degrades the quality of life for vulnerable families, many of whom are already affected by the presence of other HMOs in the area.

4. Vulnerable families - there are many families down the street, many of which are vulnerable, some families are known and have been known to social services. These children play freely in the street, unsupervised. Therefore, a HMO is a safeguarding risk to children and vulnerable individuals living in close proximity to the proposed HMO.
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5. Anti-social behaviours - As stated above the street has had and still has an issue with antisocial behaviours and drugs, an HMO can add to these issues and cause more issues.

6. Contribute to the housing crisis in Worthing by reducing the availability of family-oriented housing in an area that already has a significant need for it.

Our house is attached to the property, therefore we have great concerns about it. We are a family of six neurodiverse people, the disruption, constant change and potential noise would cause us incredible anxiety and distress, which would have an impact on our well-being. Also, our children play freely in our garden at all times of the year, however the proposed HMO property overlooks our garden, breaking the privacy they currently enjoy and exposing them to
potential risk.

We respectfully ask for your support in objecting to this application, ensuring that 13 Cortis Avenue remains a family home and that the safety and integrity of our community are maintained. We would also appreciate the opportunity for further discussion or a meeting to better understand and address the concerns of local residents.

Thank you for your consideration and await your response.

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