

Elmer Sands Limited

Holiday Letting - Code of Conduct for Property Owners

Introduction

Elmer Sands has been a holiday destination since its formation last century, with Holiday Let properties existing alongside permanent homes.

It is a peaceful, attractive destination by the sea and with the increase in the number of Holiday Lets on our Estate, Elmer Sands Ltd [ESL] introduced a Code of Conduct for the respective property owners, in order to promote the continued quiet enjoyment of the Estate for everyone.

Property Owner responsibilities

1. Inform the ESL secretary that your property is being used for Holiday Lets. This includes your name(s), address, email and 24-hour contact telephone number(s), as well as the contact details of any Letting/Management Agency.
2. Inform your immediate neighbours and provide them with your contact details and those of any letting/managing agent used.
3. Parking - ensure that guest parking is restricted to within the property's drive. No vehicles should be parked on the road or on verges. If they do, they risk receiving a £100 parking charge.
4. Be cautious in accepting group/party bookings and inform these enquirers that the property is located on a quiet residential estate, unsuitable for partying and noise.
5. ESL Management Fees must be fully paid up to date by the property owner. If not, guests are NOT entitled to use the communal facilities.
6. Be prepared to attend site and take the necessary action, should any of their tenants be found to be causing a disturbance or nuisance to the quiet enjoyment of others on the Estate.

House Rules

1. Consideration for neighbours - No loud music, particularly in the evening. **Any** music should stop by 23:00
2. No fireworks
3. No disposable barbeques or rubbish to be left on the beach
4. No motorised watercraft to be launched from ESL land.
5. Dogs - Dog owner to clear up any dog waste and dispose of it correctly
6. Adherence to the Estate speed limits
7. Consideration of residents when using the Estate's common facilities and play areas.

Residents Guide to Report Holiday Letting Issues

- **General concerns** - communicate any concerns to ESL who will pass them on to the property contact where possible.

secretary@elmersands.co.uk Tel: 01243 584900

- **Unresolved concerns** - Resident to contact Letting Agent if known.
- **Pollution, Noise, Lighting** – Resident to contact Arun District Council Environmental Health Department.
- **Anti-Social or Criminal Behaviour** - Resident to contact Police.

Updated October 2025