

Regulatory Committee

9.30am, Monday, 2 December 2021

Dean of Guild Court Room, City Chambers, High Street, Edinburgh

Regulatory Committee

Convener:	Members:	Contact:
<p data-bbox="188 264 616 297">Councillor Catherine Fullerton</p>  <p data-bbox="188 763 515 837">Vice-Convenor Councillor Denis Dixon</p> 	<p data-bbox="746 264 1114 517">Councillor Scott Arthur Councillor Susan Rae Councillor Cameron Rose Councillor Donald Wilson Councillor Max Mitchell Councillor Neil Ross Councillor Joanna Mowat</p>	<p data-bbox="1150 264 1437 383">Rachel Gentleman, Committee Services 0131 529 4107</p> <p data-bbox="1150 434 1437 591">Andrew Mitchell Regulatory Services Manager 0131 469 5822</p>

Recent News	Background
<p>Short Term Lets</p> <p>The Local Government, Planning and Housing Committee of the Scottish Parliament recently held a consultation on the proposed licensing regulations for short term lets, ahead of scrutinising the legislation. The Council provided feedback to help ensure that the proposals deliver a suitable and robust licensing scheme in respect of short term lets. It is expected that the Scottish Parliament will begin consideration of the draft legislation before the end of this year and officers will closely monitor its progress.</p> <p>The Council's Planning Service has also recently conducted a public consultation on plans to designate Edinburgh as a short term let control area. If approved, a property owner who is letting out a residential property (which is not their principal home) on a short-term let basis would have to apply for 'change of use' approval through the planning application process. The Planning Committee is due to consider the responses to the consultation early next year.</p>	<p>The Council has previously expressed strong concern about the impact of certain aspects of the short term letting industry on the city and agreed a position calling for additional regulation of the sector, either through changes to planning classifications or the introduction of a licensing system. To achieve the objective of additional regulation, the Scottish Government would be required to take action to introduce legislation.</p> <p>As short term letting has no current statutory definition, the Council's existing enforcement powers are limited. The most recent research indicates that there have been over 14,000 properties operating in this manner. The operation of short term lets is having a significant effect on a wide range of areas including supply of housing, anti-social behaviour and the hollowing out of some communities.</p>

Forthcoming activities:
