

Regulatory Committee

10.00am, Monday 13 May 2024

Present

Councillors Ross (Convener), Caldwell, Dalgleish (substituting for Councillor Walker), Dixon, Graham, Mattos Coelho, Mowat, Rae and Work.

1. Short Term Let Licensing Policy Temporary Exemptions

A report outlined a proposal to implement a trial amendment to the Short Term Let (STL) Licensing Policy for home letting and home sharing licenses and determine conditions of any such amendment.

Motion

- 1) Note the concerns about the availability and price of Short Term Let accommodation during August.
- 2) Note the proposed trial changes to the Council's application form for temporary exemptions from the licensing requirement and revised guidance on such applicants.
- 3) Agrees to proceed with the trial of a shorter, simpler form, as outlined in section 4.14, for home sharing and home letting, and instructs officers, as part of the upcoming review, to look at simplifying the application form for all types of STL licence, where possible.
- 4) Believes that public safety for STL customers is a key principle of the Short Term Let licensing scheme and, as such, mandatory conditions for temporary exemptions, as agreed by all five parties represented on the Regulatory Committee on 29th September 2022, are presently retained.
- 5) Agrees to consider changes to STL licensing fees as part of the promised review based on evidence from operators and the Council.
- 6) Notes the STL review scheduled later this year is the best opportunity for the Council to review the Licensing policy based on gathered evidence from operators, residents and visitors.
- 7) Notes representations from tenant organisations that they "see evictions of tenants by landlords so they can capitalise on the profits of the summer period".
- 8) Considers that varying the council's policy or fees for temporary exemptions would be unwise without first carrying out a public consultation on the matter.

- moved by Councillor Ross, seconded by Councillor Caldwell

Amendment

- 1) Note the concerns about the availability and price of Short Term Let accommodation during August.
- 2) Note the proposed trial changes to the Council's application form for temporary exemptions from the licensing requirement and revised guidance on such applicants.
- 3) Agree to a trial revision of the application fee to £120 for an application for temporary exemption from the Short Term Let Licensing requirement, for Home Letting and Home Sharing only.
- 4) Agree to a trial amendment to the additional and mandatory conditions for Home Letting and Home Sharing, set out at paragraphs 4.18 - 4.20, from any future grant of temporary exemption from the licensing requirement with the addition of a requirement to have a 24 hour, named contact available for management of the property.
- 5) Agrees to retain Mandatory Condition 5 and Mandatory Condition 15 in full for the duration of the trial period with a commitment to further review their proportionality on conclusion of the trial period.
- 6) Recognises that residents' concerns must be taken seriously so requests that officers undertake an assessment of the potential for exemptions to be misused due to a lack of clarity about the timeframe they are in place for and whether there this creates conditions which impact on the robustness of the existing policy .This should be carried out as part of this trial and should help inform decision making on exemptions policy in future years.

- moved by Councillor Mattos Coelho, seconded by Councillor Work

Voting

For the motion - 5 votes
For the amendment - 4 votes

(For the motion – Councillors Ross, Caldwell, Dalglish, Graham and Rae.
For the amendment – Councillors Dixon, Mattos Coelho, Mowat and Work.)

Decision

To approve the motion by Councillor Ross.