

18 JULY 2022

## **PC6-22 | SHORT TERM HOLIDAY LETS**

### **Summary**

The Department for Culture, Media and Sport (DCMS) has recently launched a consultation into short term holiday lets. The aim of the consultation is to garner potential solutions, including measuring regulation, to fix the problems caused across England by short term property lettings.

The main consultation document can be downloaded [here](#) . The consultation closes at DCMS on 21 September 2022.

### **Context**

The consultation seeks insight on:

- changes and growth in the short-term letting market.
- benefits of short term lets.
- challenges, including compliance with the existing regulatory framework and housing and community impacts.
- the impact of potential policy responses.

NALC will be responding to this consultation as many coastal local councils and several rural local councils will have an interest in feeding in their own experiences over the summer period of the problems caused by short term holiday lets.

### **NALC's current policy positions**

NALC will be arguing very strongly to DCMS that any review of regulation or other solutions surrounding short term holiday lets must include mandatory registration and strengthened legislation to bring AirBnB under the same ambit of regulation as other landlord systems. Powers of local inspection and monitoring must be delegated to local planning authorities to achieve this. However, recognising that planning departments have been severely depleted and under much strain in recent years, it will be necessary to ensure that they are properly resourced in order to take on this extra task.

## Consultation Questions

The main consultation questions NALC will be responding to in this consultation are as below and NALC seeks the views of county associations and member councils in response to these questions to help inform its own submission to DCMS:

### Effect on labour supply

**Q6. Do you consider the increase in short term and holiday letting in England to have had adverse consequences in the housing market?**

- Option 1 Yes this is a major problem**
- Option 2 Yes but this is only a minor problem**
- Option 3 No there is no problem**

**Please provide evidence in brief to supplement your response.**

### Noise, anti-social and other nuisance behaviour by guests

**Q7. Do you consider noise, anti-social or other nuisance behaviour in other short term or holiday lets in England to be a problem?**

- Option 1 Yes this is a major problem**
- Option 2 Yes but this is only a minor problem**
- Option 3 No there is no problem**

**Please provide evidence in brief to supplement your response.**

### Impact on local communities and residents

**Q.8 Aside from the impacts on housing and incidents of anti-social/nuisance behaviour, do you consider the increase in short-term and holiday letting in England to have had other adverse impacts on local communities and residents?**

- **Option 1 - Yes**
- **Option 2 - No**

**Please provide evidence in brief to supplement your response.**

## Potential impacts

**Q9. Which of the following do you consider to be the most appropriate form of response in the short-term letting market?**

**1 - Do nothing**

**2 - Provide more information to the sector**

**3 - Develop a self-certification registration scheme**

**4 - Develop a registration scheme with light-touch checks**

**5 - Develop a licencing scheme with physical checks of the premises**

**Please provide evidence in brief to supplement your response.**

**6 - Regulatory alternative to a registration system, such as extension of the Deregulation Act 2015**

**Question 10: What do you consider to be the costs and associated burdens of these options, who would bear the costs and how might they be mitigated?**

## Supplementary question

**Does you have any interest in being part of the registration or monitoring process for short term holiday lets?**

## Your evidence

Please email your responses to this consultation to [chris.borg@nalc.gov.uk](mailto:chris.borg@nalc.gov.uk) by 17.00 on Tuesday 30 August 2022. County associations are asked to forward this briefing onto all member councils in their area.

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