

**REGULATION OF SHORT TERM HOLIDAY LETS  
GREEN GROUP AMENDMENT**

To add recommendation 2.3, to re-number the original recommendation 2.3 to 2.4 and to amend recommendation 2.4 (previously 2.3) as shown below in ***bold italics***:

**2. RECOMMENDATIONS:**

- 2.1 Committee notes the content of this report
- 2.2 Committee agrees to officers using existing powers to investigate and respond to complaints about short term holiday lets, ensuring a co-ordinated approach to enforcement between services.
- 2.3 ***Committee requests that the Interim Director of Housing, Neighbourhoods and Communities:***
- a. ***explore the feasibility of setting up an officer ‘task force,’ that could jointly share information, resident concerns and help address problems raised by short-term holiday lets. This could, for example comprise of a Planning Officer, an EHL Officer, a Community Safety Officer, a Field Officer, a Highways Officer, a representative from Cityclean, a Private Sector Housing Officer and a Licensing Officer. The feasibility should take into consideration any resource issues among staff teams.***
  - b. ***Set up mechanisms to further promote the options available to residents affected by a short-term holiday let or ‘party house’, such as through:***
    - ***Raising awareness of the role and jurisdiction of the planning enforcement team;***
    - ***Raising awareness of the work and role of the council’s noise complaint service (EHL);***

- ***The possibility of setting up a single ‘point of contact,’ option, such as an email address for residents, that could help direct complaints to the necessary department;***
- ***Any other appropriate measures that will build as rich a picture as possible of the city’s short term holiday let/party house lets, particularly in lieu of a registration scheme or any similar powers emerging from government***

2.4 Committee notes officers are actioning the requests in the Notice of Motion to lobby central Government for a national registration scheme and for enhanced enforcement powers for officers to deal with issues caused by these types of properties and to write to Air BnB regarding a consultation. ***Committee asks the Chief Executive to write to the Secretary of State seeking changes or additions to legislations as follows:***

- ***Nationally prevent tax evasion similar to those applied in Denmark, where owners’ tax details and income will automatically be sent to the authorities by AirBnB (and other providers),***
- ***Nationally introduce a new planning use class for such holiday lets or measures for such properties to apply for a change of use class from C3 to another appropriate use class (e.g. C1): in order to convert a property from a residential unit into a short-term letting place.***
- ***Introduce measures that permit local authorities to monitor and restrict the maximum number of short-term holiday lets or ‘party houses,’ permitted in one street; similar to the recently approved BHCC Art. 4 Direction for HMOs with a maximum % threshold.***
- ***Detail the feasibility of any short-term holiday let regulations or measures that can help local authorities to reflect the pressure on neighbourhoods and local housing need, such as a minimum, or maximum length of stay in areas of high density ‘short term holiday lets,’ and in high housing need;***
- ***Introduce a requirement that operators in the market share data on the location of properties with the local authority;***
- ***Introduce mechanisms for supporting local authorities to address issues of use/duration/frequency of short-term holiday lets where such measures can have a beneficial effect on local housing need and on communities***

Proposed: Cllr Ebel

Seconded: Cllr Rainey

Recommendations if carried to read:

- 2.1 Committee notes the content of this report
- 2.2 Committee agrees to officers using existing powers to investigate and respond to complaints about short term holiday lets, ensuring a co-ordinated approach to enforcement between services.
- 2.3 ***Committee requests that the Interim Director of Housing, Neighbourhoods and Communities:***
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  - The possibility of setting up a single ‘point of contact,’ option, such as an email address for residents, that could help direct complaints to the necessary department;***
  - Any other appropriate measures that will build as rich a picture as possible of the city’s short term holiday let/party house lets, particularly in lieu of a registration scheme or any similar powers emerging from government***
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