

HOUSING COMMITTEE

Agenda Item 62

11 March 2020

Brighton & Hove City Council

Subject: **Regulation of Short-Term Holiday Lets** – Extract from the proceedings of the Tourism, Equalities, Communities & Culture Committee meeting held on the 5 March 2020

Date of Meeting: **11 March 2020**

Report of: **Executive Lead Officer for Strategy, Governance & Law**

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Wards Affecte All

FOR GENERAL RELEASE

Action Required of the Housing Committee:

To receive the extract referred from the Tourism, Equalities, Communities & Culture Committee for information.

Recommendation: That the extract and the decision of the Tourism, Equalities, Communities & Culture Committee be noted.

BRIGHTON & HOVE CITY COUNCIL
TOURISM, EQUALITIES, COMMUNITIES & CULTURE COMMITTEE

4.00pm 5 MARCH 2020

HOVE TOWN HALL - COUNCIL CHAMBER

MINUTES

Present: Councillor Robins (Chair) Ebel (Opposition Spokesperson), Nemeth (Group Spokesperson), Childs, Mears, Powell, Rainey, Simson, Fowler and Hill.

PART ONE

56 REGULATION OF SHORT-TERM HOLIDAY LETS

56.1 The Committee considered a report of the Interim Director for Neighbourhoods, Communities & Housing concerning the impact of large-scale short-term holiday lets in residential areas and what action could be taken to address this situation.

56.2 RESOLVED:

- (1) That the content of the report be noted;
- (2) That it be agreed officers should use existing powers to investigate and respond to complaints about short term holiday lets, ensuring a co-ordinated approach to enforcement between services;
- (3) That the Interim Director for Housing Neighbourhoods and Communities will determine which is the most appropriate department to be the central point of contact (POC) for residents and others to raise concerns about short-term holiday lets with, and for that department to be responsible for co-ordinating the efforts described in (2) above and liaising with the complainants;
- (4) That the council will also publish by way of general communication and on the website the point of contact details for the public to use. The website to be updated no later than 30th April 2020. The Interim Director to update Committee Members once the actions are complete;
- (5) 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);
 - 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
- (6) That it be noted that officers actioned 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.
- (7) That the Chief Executive be requested 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.

