

Brighton & Hove City Council

Place Overview & Scrutiny Committee

Agenda Item 70

Subject: Update on Short Term Lets report recommendations

Date of meeting: 24th March 2026

Report of: Chair of Place Overview & Scrutiny Committee

Contact Officer: Name: Natalie Sacks-Hammond

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Ward(s) affected: (All Wards);

Key Decision: No

For general release

1. Purpose of the report and policy context

- 1.1 At the 1st October 2024 Place Overview & Scrutiny committee meeting, members agreed to establish a Task & Finish group to explore issues relating to short-term lets in the city. The findings and recommendations from the Task & Finish group were presented and endorsed at the Place Overview & Scrutiny committee on the 25 March 2025. The update can be accessed at Appendix 1 and the original report at Appendix 2.
- 1.2 On 26th June 2025, the recommendations were approved by Cabinet, some subject to conditions. See Appendix 3 for details.
- 1.3 It is the responsibility of Place Overview & Scrutiny Committee to receive updates on the recommendations of its Task & Finish Group/s to ensure that progress is made. This is an update report to inform members on what actions have been taken since the recommendations were approved.

2. Recommendations

- 2.1 That Place Overview & Scrutiny Committee note the update report on the recommendations from the Short-Term Lets Task & Finish Group report.

3. Context and background information

- 3.1 The Short Term Lets (STL) TFG consisted of: Cllrs Amanda Evans (Chair), Amanda Grimshaw, Bridget Fishleigh, Anne Meadows, Jackie O'Quinn, Kerry Pickett; Mark Strong (Community & Voluntary Sector representative) and Doug Thompson (Older People's Council representative).

- 3.2 The Task & Finish Group (TFG) scrutinised the impact of Short-Term Lets (STLs) in Brighton & Hove. STLs was defined by the TFG as whole properties used exclusively for short-term lets. This does not include people renting out only part of their property or renting their main residence for short periods of time while they are away.
- 3.3 While contributing to the local economy and tourism, issues have been raised about STLs regarding housing availability, community impact, safety standards, and the challenges they pose to traditional holiday accommodation providers. The TFG, formed in October 2024, worked from November 2024 to February 2025 to assess these issues. It gathered insights from other local authorities, the STL industry, public services, and other stakeholders, including those developing national legislation.
- 3.4 The Task & Finish Group's recommendations span several areas, including lobbying central government, improving the information available on the council's website, and identifying issues for further consideration in relation to planning, licensing, and parking permits. A key challenge with regulating short-term lets is the absence of a licensing scheme and the uncertainty over when planning permission is required. As a result, the council currently lacks reliable information on the number of short-term lets operating in the city.
- 3.5 Some recommendations were approved by Cabinet on the basis that the government would introduce a licensing scheme for STLs; this has not yet been implemented. However, council officers have been engaged in discussions with the government on this matter and are preparing to take part in testing the online platform once it goes live later in the year. Additional recommendations are being considered as part of the City Plan, which is currently in development.

4. Analysis and consideration of alternative options

- 4.1 Not specifically for this scrutiny report

5. Community engagement and consultation

- 5.1 Not specifically for this scrutiny report

6. Financial implications

- 6.1 There are no direct financial implications arising from this report, which is to note. Any future changes to policy will require consideration of financial implications at the time.

Name of finance officer consulted: Craig Garoghan Date consulted: 09/03/2026

7. Legal implications

- 7.1 There are no direct legal implications arising from this report, which is to note. Any future changes to policy will require a consideration of legal

implications at the time.

Name of lawyer consulted: Katie Kam

Date consulted (05/03/2026):

8. Risk implications

8.1 Not specifically for this scrutiny report

9. Equalities implications

9.1 Not specifically for this scrutiny report

10. Sustainability implications

10.1 Not specifically for this scrutiny report

10. Health and Wellbeing Implications:

10.1 Not specifically for this scrutiny report

11. Conclusion

11.1 Place Overview & Scrutiny Committee to note the update report on the recommendations from the Short-Term Lets Task & Finish Group.

Supporting Documentation

1. Appendices

1. Update on Short-Term Lets report recommendations
2. Original report on Short-Term Lets

