

Place Overview & Scrutiny Committee

Update on Short Term Lets
Recommendations

March 2026



Brighton & Hove
City Council

Task & Finish Group Reminder

- At the 1 October 2024 Place Overview & Scrutiny Committee meeting, members agreed to establish a Task & Finish Group to investigate Short Term Lets in the city.
- A number of evidence-gathering meetings took place between November 2024 – February 2025.
- The findings and recommendations of the Task & Finish Group were presented and agreed at the Place Overview & Scrutiny committee in March 2025.
- There were 12 recommendations and a report was presented to Cabinet in June 2025.
- An update to the Recommendations is due to be presented to the Place Overview & Scrutiny Committee in March 2026.

Short Term Let Recommendations

Recommendation	Recommendation as agreed at Cabinet	Update
<p>To lobby the Secretary of State for the Ministry of Housing, Communities and Local Government for a new planning use class for short-term lets with no permitted development rights.</p>	<p>Recommendation agreed</p>	<p>Previous correspondence from Councillor Sankey to Government have included STLs.</p>
<p>To lobby the Secretary of State for the Ministry of Housing, Communities and Local Government for a licensing scheme with conditions on the operator to provide evidence that the property meets health and safety standards, is registered correctly as a business with the right arrangements in place regarding waste management, tax and business rates, parking and insurance; and to have good financial penalties for breaches.</p>	<p>Recommendation agreed</p>	<p>The Government is still developing the online platform which it intends to test with a number of local authorities.</p> <p>DCMS anticipate it to be published Spring 2026 and mandatory later in 2026/early 2027.</p> <p>Officers from Environmental Protection, Planning Enforcement, Planning Policy, and VisitBrighton have participated in discussions</p>

Short Term Let Recommendations

Recommendation	Recommendation as agreed at Cabinet	Update
<p>To lobby the Secretaries of State for Ministry of Housing, Communities and Local Government and for the Department of Culture, Media and Sport for any licensing/registration scheme to permit data sharing across public authorities and local statutory partners.</p>	<p>Recommendation agreed</p>	<p>See response to recommendation 2</p>
<p>To support the government's introduction of a registration or licensing scheme (pending details) to help the Council and other statutory bodies—such as Environmental Services, the Fire Authority, and Sussex Police—gather accurate data on the number and locations of STL properties in the city, facilitating enforcement when needed, and to register as soon as possible.</p>	<p>Recommendation agreed</p>	<p>See response to recommendation 2</p>

Short Term Let Recommendations

Recommendation	Recommendation as agreed at Cabinet	Update
Additional resources for planning enforcement investigations once registration or a licensing scheme is in place (subject to funding becoming available – e.g. from a licensing scheme that enables the council to recover costs).	Recommendation agreed	A licensing scheme has not been introduced
To allocate a named officer with Cabinet member oversight, to have responsibility for short-term lets as a point of contact and to get involved in pilot projects if the government is introducing this.	Recommendation agreed	To be agreed by end of February
To look at initiatives from other local authorities, such as East Lothian Council, who have introduced specific parking permits for short-term lets that is a new funding stream for the council.	Recommendation requires further investigation and consideration	This is currently been reviewed as part of the Fees & Charges for next financial year but it is not anticipated a specific permit for STLs would generate income due to parking charges on street and car parks.

Short Term Let Recommendations

Recommendation	Recommendation as agreed at Cabinet	Update
To consider and investigate through the development of City Plan 2041, add a clause in leases for new builds and conversions that they cannot be used as full time short-term lets	It is beyond the remit of the planning process to restrict leases but conditions could restricting the use of units as short term lets.	The planning policy team have recently commissioned a Visitor Accommodation Study to form part of the background studies for City Plan 2041.
To consider and investigate through the development of City Plan 2041 the introduction of zones in the city where STL development would be permitted or restricted	Recommendation required further investigation and consideration	See above
To consider and investigate through the development of City Plan 2041 flexibility in planning permission for hotels and guesthouses to re-classify as residential	Recommendation requires further investigation and consideration	See above

Short Term Let Recommendations

Recommendation	Recommendation as agreed at Cabinet	Update
<p>To update and improve information available on the Council’s website and to include in any communications campaign in relation to short-term lets, including:</p>	<p>Recommendation agreed in respect of updating the planning pages with further discussions required to create a specific webpage that covers all teams in the council and to introduce a one-council approach for members of the public to raise issues with short term lets.</p>	<p>Current strand of work</p>
<p>To work with STL providers to provide an out of hours phone number for residents to call if STLs are causing nuisance in the neighbourhood and direct them to any employed security companies and/or the police if necessary</p>	<p>Recommendation agreed subject to introduction of a licensing scheme as this could be a stipulation of a licensing scheme that operators provide this.</p>	<p>A licensing scheme has not been introduced</p>

