

**Local Government, Housing and Planning Committee – STL
Deadline Extension Response
City of Edinburgh Council**

Comments on proposed delay

The City of Edinburgh Council ('the Council') opposes the proposed delay to the requirement for existing short-term lets ('STL') hosts to have licence. As has previously been reported, the complaints that the Council has received regarding STL cover a number of broad types, including:

- Properties which are used as STL may not meet the same safety standards as other types of visitor accommodation;
- Noise and anti-social behaviour created by guests using STL;
- Erosion of sense of community in areas with dense concentrations of STL;
- Impact on available housing supply within the city; and
- STL is generally not suitable for tenemental properties;

Any delay to the STL licensing scheme taking full effect will negatively affect the Council's ability to address the concerns noted above.

Comments on how the process is working to date

Since the STL licensing scheme took effect on 1 October 2022, the Council has received approximately 40 applications. The Council continues to receive a significant number of enquiries from existing hosts who have not yet made an application, prospective applicants and residents. It is anticipated that the majority of applications will be received later in 2023 as the deadline for existing hosts to make an application approaches.

Comments on whether the delay will allow the necessary time to process applications for existing hosts

As noted above, it is anticipated that the majority of applicants will lodge their applications closer to the deadline set by legislation, whether this deadline remains at 1 April 2023 or moves to 1 October 2023. The proposed delay will simply mean that the bulk of applications are received immediately before the deadline date and will therefore have minimal impact on the Council's ability to process applications for existing hosts.

Comments on whether applications are being prioritised in any way and if so, how?

The Council typically processes STL applications in the order in which they are received. Where an application is received for a new host, as opposed to an existing host, those applications will be prioritised to ensure that there are no unnecessary delays which would prevent a new host from trading, should their application be granted.

Comments on the administrative requirements being placed on hosts and potential hosts

The Council's STL application pack can be found [here](#). The pack sets out the information and documentation required in order to submit an application. The Council's STL licence application fee structure can be found [here](#).