

Holiday Lets

Council Resolutions
24 November 2021 & 30 November 2022



Council Resolution 24/11/21

Item 46 - That the Overview and Scrutiny Committee review the current situation with regards to self-contained holiday lets (advertised on Airbnb and other such websites) This review should contain but is not limited to:

- The current numbers of entire properties that are registered as businesses for the purpose of holiday lets within the district.
- The affect that these houses being used in this purpose has on the need for housing by local residents.
- If the rising rental market within the district is being partially affected by the existence of these self-contained holiday lets.
- The details of grants awarded to these businesses in terms of Covid business relief.
- The financial burden on the council created by these businesses in terms of council services, waste collection etc.
- What methods the council has in its power to regulate these properties: Change of use within planning, business registration, licensing etc.



Council Resolution 30/11/22

That Option B (Refer the issue to the Overview and Scrutiny Committee for their observations before deciding whether to make a decision on the issue) be applied for the business set out below:

- To contact every self-catering holiday let business as shown on the register, informing them of their duty to dispose of their commercial waste by legal means and show evidence of this to the council.
- To consider the establishment of an in-house commercial waste collection operation to achieve the following:
 - Increase council revenue
 - Offer small businesses a cost effective and legal waste collection service
 - To ensure council tax is not paying for commercial waste collection
 - To promote commercial recycling and food waste recycling.



Property Numbers & Grants

- Number of properties registered as holiday let businesses (i.e. eligible for business rates) - 184 (Figure December 2022)
- Eligibility for Business Rates - available to let 140 days or more in the previous and the current financial year.
- New BR eligibility rules from April - must have been actually commercially let more than 70 or more days the previous 12 months.
- Various types of Covid Grants were available to holiday let businesses during different phases of the pandemic e.g. Small Business Grants, Local Restriction Grants, Discretionary Business Grants and Additional Relief Grants. Estimated 60% take up.



Impact



- Full impact of Airbnb (or similar apps) difficult to assess. Not all registered for business rates and no licensing requirement. Many existing B&Bs also advertise.
- Housing - it has not measurably distorted the local rental market. Restricting factors include limited mainly to the summer season, the existing B&B market.
- Financial burden to council - mainly loss of council tax when property becomes eligible for business rates.
- Planning - enforcement on a case by case basis, need to prove a material change of use and a material harm. Long-term option to change local planning policy. Robust evidence needed for new policy.
- Likely to be some positive economic benefits for tourism on local economy.

Duty of Care Checks



- Businesses have a 'duty of care' (s34 EPA 1990) to have in place waste management arrangements and these details can be requested.
- Environmental Enforcement Team will contact 184 registered holiday lets to request commercial waste contract details.
- Best time to complete when the new 70 days commercially let requirements come into force.
- Check that business rated holiday lets are not receiving domestic waste collections. Mixed use properties will be difficult to restrict.

Commercial Waste

- Other local authorities provide commercial waste services either in-house or in partnership with commercial operator.
- **High entry costs** of setting up new in-house service –
 - Vehicle costs - £200,000+
 - Staffing
 - Commercial Waste Transfer Arrangements
- **Financial risks**
 - Achieving economies of scale.
 - Service resilience/contractual commitments.
 - Breaking into the local commercial waste market.

Conclusion & Actions

- Impact of Airbnb/holiday lets difficult to assess. No clear impact on the local rental market, likely to be some positive impact on tourism and local economy.
- Holiday lets planning enforcement on a case by case basis. There is a need to prove material change of use and assess harm.
- Setting up a commercial waste operation has high entry costs and would need to compete with commercial waste providers already established locally.
- Checks for commercial waste arrangements to be scheduled.
- Communications plan to promote property / business owner responsibility.



Discussion & Questions

