

## AGENDA ITEM NO 7

REPORT NO 248/23

### ANGUS COUNCIL

#### CIVIC LICENSING COMMITTEE – 14 SEPTEMBER 2023

#### CIVIC GOVERNMENT (SCOTLAND) ACT 1982 - LICENSING OF SHORT-TERM LETS

#### REPORT BY DIRECTOR OF LEGAL, GOVERNANCE AND CHANGE

### ABSTRACT

The purpose of this report is to update Committee on the number of applications received, number granted and number currently in process for Short Term Lets.

### 1. RECOMMENDATION

It is recommended that the Committee: -

- (i) notes the number of applications received, number granted and number currently in process for Short Term Lets;
- (ii) notes the number of anticipated applications for the Angus Council area with the date of 1 October 2023 being the date by which these applications should be submitted; and
- (iii) notes that the public register of licences in the Angus area is available on the Council's webpage at [https://www.angus.gov.uk/media/short\\_term\\_lets\\_register](https://www.angus.gov.uk/media/short_term_lets_register)

### 2. BACKGROUND

- 2.1 [Report 5/22](#) considered by the Civic Licensing Committee on 13<sup>th</sup> January 2022 provided a general overview to Members of the new Short-term Lets Licensing regime which now, following an extension by Scottish Government, comes into force on 1<sup>st</sup> October 2023. Members should be aware that there is currently an active Short-term Lets webpage on Angus Council's website providing information. The webpage is intended to be the primary source of information for applicants and for complaints.
- 2.2 Following consideration of [Report No 322/22](#) by the Civic Licensing Committee on 15 September 2022 and [Report No 334/22](#) on 19 September 2022, approval was given to the Short Term Lets Licensing Policy for Angus Council area.
- 2.3 Applications have been, and are being, processed in accordance with that policy. With regard to planning, many applications are being assessed via the pre-planning enquiry link "*Do I need planning permission?*" ([https://www.angus.gov.uk/short\\_term\\_lets\\_information\\_for\\_planning\\_permission\\_enquiries](https://www.angus.gov.uk/short_term_lets_information_for_planning_permission_enquiries)). Where appropriate confirmation is given to the applicant that no planning application is necessary for use of their property as a Short Term Let.

### 3. REPORT

- 3.1 It has been estimated that there are around 300 - 400 properties in the Angus Council area that require to be licensed under the Short Term Let scheme.
- 3.2 As of 6 September 2023 the following number and types of licence applications had been received:

- a. 109 applications have been received – 9 have been closed due to technical error or following the applicant’s request for withdrawal;
  - b. 103 were applications for a full licence; 6 were for a Temporary Licence.
  - c. Of the 109 applications received the type of letting applied for was:
    - (i) Secondary letting 89 (9 of those closed as above)
    - (ii) Home Sharing: 8
    - (iii) Home Letting: 10
    - (iv) Home Sharing and Home Letting: 2
  - d. 75% of applications received have been from existing hosts.
- 3.3 As of 6 September 2023 the following number (35) and type of licences were granted under delegated power:
- a. Full Licence: 32
  - b. Temporary licence: 3
- All of these applications have been for Secondary Letting.
- 3.4 Of the 74 applications still to be processed:
- a. 38 applications are awaiting a response from the statutory consultees;
  - b. 21 applications are awaiting additional information from the applicant;
  - c. 6 applications are awaiting payment of the licence fee.
  - d. 4 applications are at the last stage of checking before approval;
  - e. 5 are with planning.
- 3.5 All short term let owners must have applied for a licence by October 2023. Therefore, given the estimated number of properties within the Angus area which are estimated to require a licence, a further 191 - 291 applications can be expected to be received prior to that date.
- 3.6 To encourage applications and raise awareness of the deadline, information has been updated on the Short Term Let Licensing webpage and announcements being made on social media platforms. Enquiries continue to be dealt with daily by the Business Support Team to advise and assist applicants through the process. A revised version of Frequently Asked Questions has also been uploaded to the Angus Council website. All can be accessed at the following link:

[https://www.angus.gov.uk/directories/licence\\_and\\_permit\\_applications/short\\_term\\_lets](https://www.angus.gov.uk/directories/licence_and_permit_applications/short_term_lets)

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