



North Devon Council

Report Date: 11th August 2022

Topic: Call for Evidence – Short Term Holiday Lets

Report by:

1. INTRODUCTION

1.1. The Council has for some time been raising concerns about the increased number of short term holiday lets that have been set up in the district

1.2. Other councils, and MPs, have been raising similar concerns and as a result the government have recently issued a Call for Evidence to enable it to gauge impacts and benefits. The Call for Evidence has been issued by the Department for Culture Media and Sport and this report presents a draft response from this Authority.

1.3. The Call for Evidence can be found here: [Developing a tourist accommodation registration scheme in England: call for evidence - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/consultations/developing-a-tourist-accommodation-registration-scheme-in-england-call-for-evidence)

2. RECOMMENDATIONS

2.1. That members endorse the attached as the response to the Call for Evidence from North Devon Council, subject to any minor additions and amendments, and subject to completion of elements of the data, as deemed appropriate by the Chief Executive after consultation with the Leader

3. REASONS FOR RECOMMENDATIONS

3.1. To ensure that North Devon Council's concerns are included within the Call for Evidence

4. REPORT

4.1. This council has for some time been raising concerns about the number of short term holiday lets that have been set up in the district. That increase has largely taken place within the past 3 years but the sudden increase has had an impact on the local housing market.

4.2. Data on the number of short term holiday lets is very difficult to obtain. The council holds data on the number of units but only those that have registered for business rates and as is well known, many will still operate under the council tax system.

4.3. Whilst Air BnB is one well known platform others also exist and many lets will operate through their own advertising.

4.4. A recent article in the Guardian (10/8/22) used data from Inside Airbnb, a campaigning project, to show that North Devon currently suffers the highest concentration of Air BnBs in England and Wales with **26/100** properties being used for short term holiday lets.

- 4.5. The table included within the response to Question 1 in the suggested draft attached, utilising data that the council holds, shows the increase in the number of holiday lets over the past 3 years. This shows that during that period a total of 435 homes were changed from permanent residential use to holiday lets.
- 4.6. The concentration of holiday let properties varies across the district. The table in the response to Question 6 shows where the highest concentrations of holiday lets and second homes exist.
- 4.7. There is anecdotal evidence showing that tenants have been evicted from permanent residential lets to enable the properties to be used as holiday lets.
- 4.8. Data gathered from sites such as Rightmove, also shows that the number of properties available for permanent letting within the North Devon area has shrunk by 67% over a period from August 2019 to August 2021.
- 4.9. The Call for Evidence that has been issued by DCMS asks for evidence from all involved in the market including local authorities, residents, hosts and tourist bodies. A Devon wide response is being put together to go from the Devon Housing Task Force but it is also important that local authorities provide individual responses. The deadline for responses is the 21st September.

5. RESOURCE IMPLICATIONS

- 5.1. There are no resource implications from this report

6. EQUALITIES ASSESSMENT

- 6.1. Please detail if there are/are not any equalities implications anticipated as a result of this report. If so, please complete the Equality Impact Assessment (EIA) Summary form available on Insite and email to the Corporate and Community Services Team at equality@northdevon.gov.uk.
There are no equality impacts

7. ENVIRONMENTAL ASSESSMENT

- 7.1. Please undertake an Environmental Assessment and complete the checklist (EAC) form available on Insite. If there are no environmental implications arising from your proposals please state that there are none. If after completion of the assessment there are environmental implications please provide a brief summary. If you require any further information please contact the Sustainability and Climate Change Officer. Email completed EACs to donna.sibley@torridge.gov.uk
There are no environmental implications

8. CORPORATE PRIORITIES

- 8.1. What impact, positive or negative, does the subject of this report have on:
 - 8.1.1. The commercialisation agenda: None



8.1.2. Improving customer focus. Responding to the Call for Evidence shows community leadership and an understanding of the acute difficulties that a concentration of holiday letting use can cause

8.1.3. Regeneration or economic development. One impact of high levels of holiday let use is that the amount of permanent residential properties drops, as is evidenced by the data in the report. That has a knock on impact on employers who then struggle to recruit employees who can find accommodation.

9. CONSTITUTIONAL CONTEXT

9.1. Article of Part 3 Annex 1 paragraph:

9.2. Delegated power

10. STATEMENT OF CONFIDENTIALITY

This report contains no confidential information or exempt information under the provisions of Schedule 12A of 1972 Act.

11. BACKGROUND PAPERS

The following background papers were used in the preparation of this report: (The background papers are available for inspection and kept by the author of the report).

Call for Evidence

12. STATEMENT OF INTERNAL ADVICE

The author (below) confirms that advice has been taken from all appropriate Councillors and Officers