



North Devon Council

Report Date: Monday, 5 June 2023

Topic: Consultations on Regulating Short Term Lets

Report by: Chief Executive

1. INTRODUCTION

1.1. The government have recently published two consultations proposing regulation of the short term letting market. This report sets out a proposed response to both consultations.

2. RECOMMENDATIONS

2.1. That members consider the draft responses attached.

3. REASONS FOR RECOMMENDATIONS

3.1. To enable the views of the Council to be considered.

4. REPORT

- 4.1. This Council, along with others, has been lobbying government about the condition of the local housing market including the impact from short term holiday lets. A letter from the Council to the then, and current, Secretary of State dated 14/12/21 is attached as Appendix 1 along with a briefing paper prepared for Devon MPs in July 2021.
- 4.2. These documents hopefully set out the background to those concerns and to the asks that the council made of government.
- 4.3. The number of properties operating as short term holiday let businesses in North Devon has increased from 1796 in April 2022 to 1895 in April 2023 and so this issue is still very much alive in North Devon. These are just the lets that are identified through the business rates system and so there are likely to be many more operating through the council tax system which can not be identified.
- 4.4. Figures collated in April 2022 showed that there are parishes within North Devon that now have over 60% of residential properties used as either second homes or short term holiday lets.
- 4.5. In June 2022, the Department for Culture, Media and Sport launched a Call for Evidence to gather views on introducing regulation of the short term letting market. That concluded in September 2022 and the Council's response was reported to Committee on 5th September 2022.
- 4.6. The analysis of the results is available on the .gov.uk website and via [Developing a tourist accommodation registration scheme in England - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/consultations/developing-a-tourist-accommodation-registration-scheme-in-england) .
- 4.7. At the same time as publishing that analysis, the government has released two consultations. The first is on the introduction of a registration scheme to

regulate short term letting ([Consultation on a registration scheme for short-term lets in England - GOV.UK \(www.gov.uk\)](#) and the second is on changes to the planning use classes to make it clear that use of a property as short term letting would fall within a different use class to a residential dwelling ([Introduction of a use class for short term lets and associated permitted development rights - GOV.UK \(www.gov.uk\)](#)).

4.8. The full consultations can be accessed via the links above.

4.9. Responses to both consultations have been prepared and are attached as Appendices 2 and 3.

5. RESOURCE IMPLICATIONS

5.1. There are no resource implications in responding to the consultations but clearly, if either scheme is introduced there will be financial implications.

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.

6.2. There are none resulting from responding.

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

8. CORPORATE PRIORITIES

8.1. What impact, positive or negative, does the subject of this report have on:

8.1.1. The commercialisation agenda:

8.1.2. Improving customer focus and/or

8.1.3. Regeneration or economic development – Responding to the consultation has no impacts but shows community leadership.

9. CONSTITUTIONAL CONTEXT

9.1. Part 3 Annexe 1 paragraph 1

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). As set out in the report.

12. STATEMENT OF INTERNAL ADVICE

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