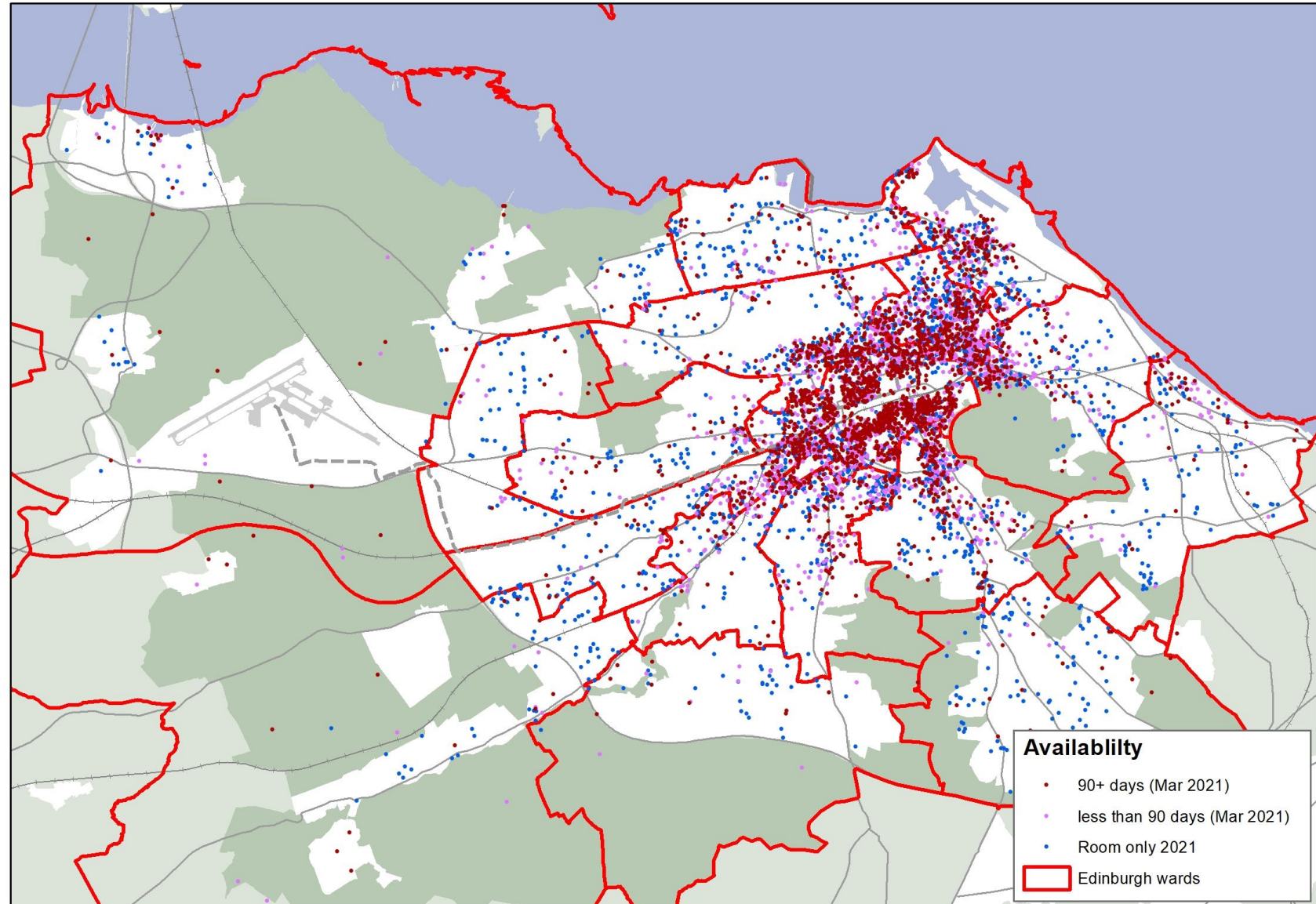


Short-Term Let Control Area for Edinburgh

Short-term lets in Edinburgh

- Evident in all parts of the city
- Areas of concentration
- High numbers in comparison with other areas of Scotland.



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Impacts on communities and residents

- reduces available housing supply
- affects neighbouring residents, particularly in tenements
- can change character of neighbourhoods

And can lead to erosion of sense of community



Current planning limitations

- Not all changes of use of dwellings need permission – our planning policies can only be applied to those requiring permission.
- Unclear for operators when permission is required.



Why is it needed in Edinburgh

Manage

would help manage high concentrations of short-term letting,

Where

would control short-term letting in types of buildings where it is not appropriate

Help

and help ensure homes are used to best effect.

What would be the effect of designation?

- Not a ban on short-term lets

Require

Require permission to change the use of a dwelling to a short-term let

Allow

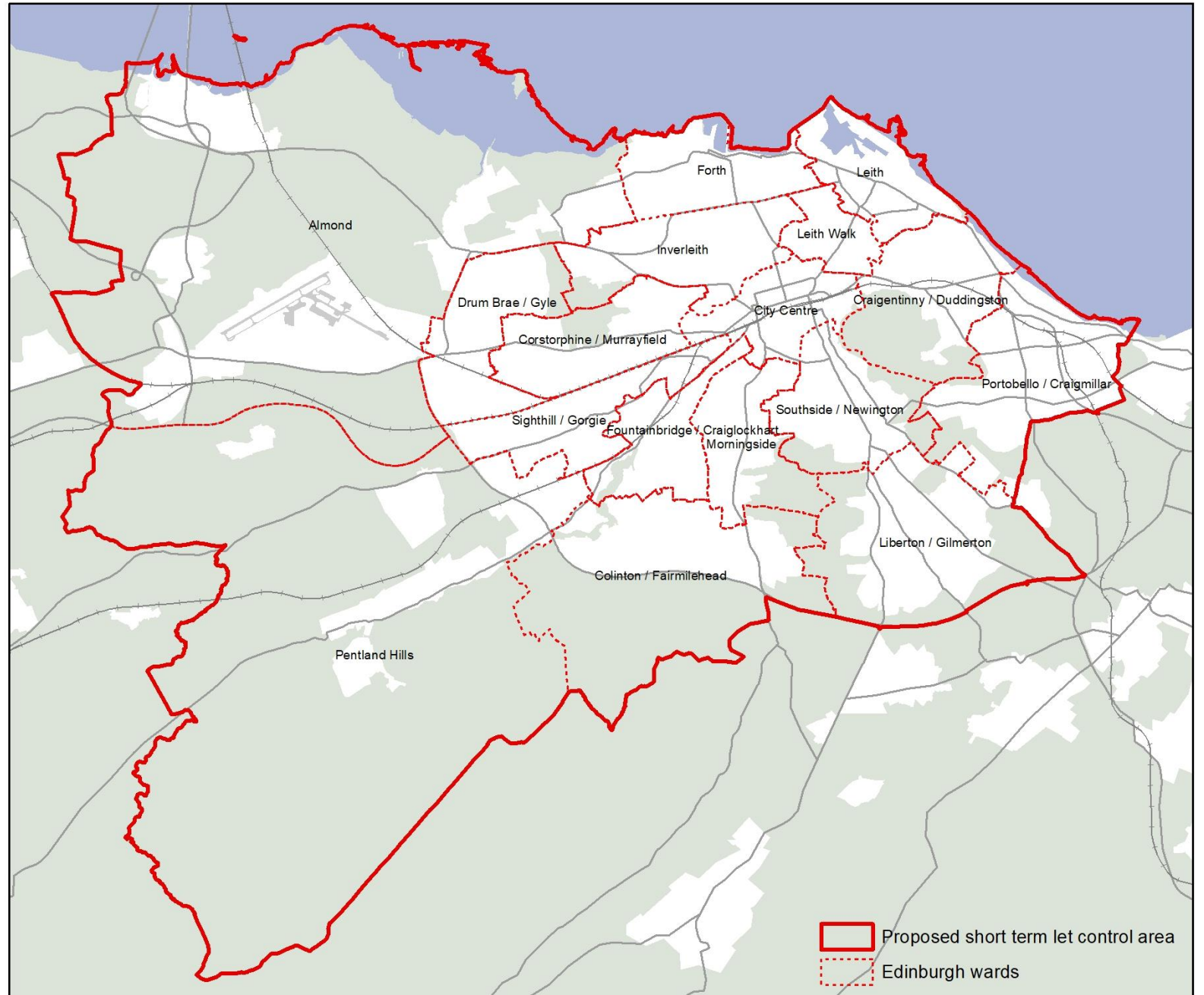
Allow planning policies to be used to assess proposals

Allow

Allow comments to be expressed through the planning application process.

The area of control

The entire Council area is proposed as an area of control



Why include the entire area?

High number of dwellings being used as short-term let properties reducing supply of housing and impacting on affordability

Short-term let properties have impacts on neighbouring residents.

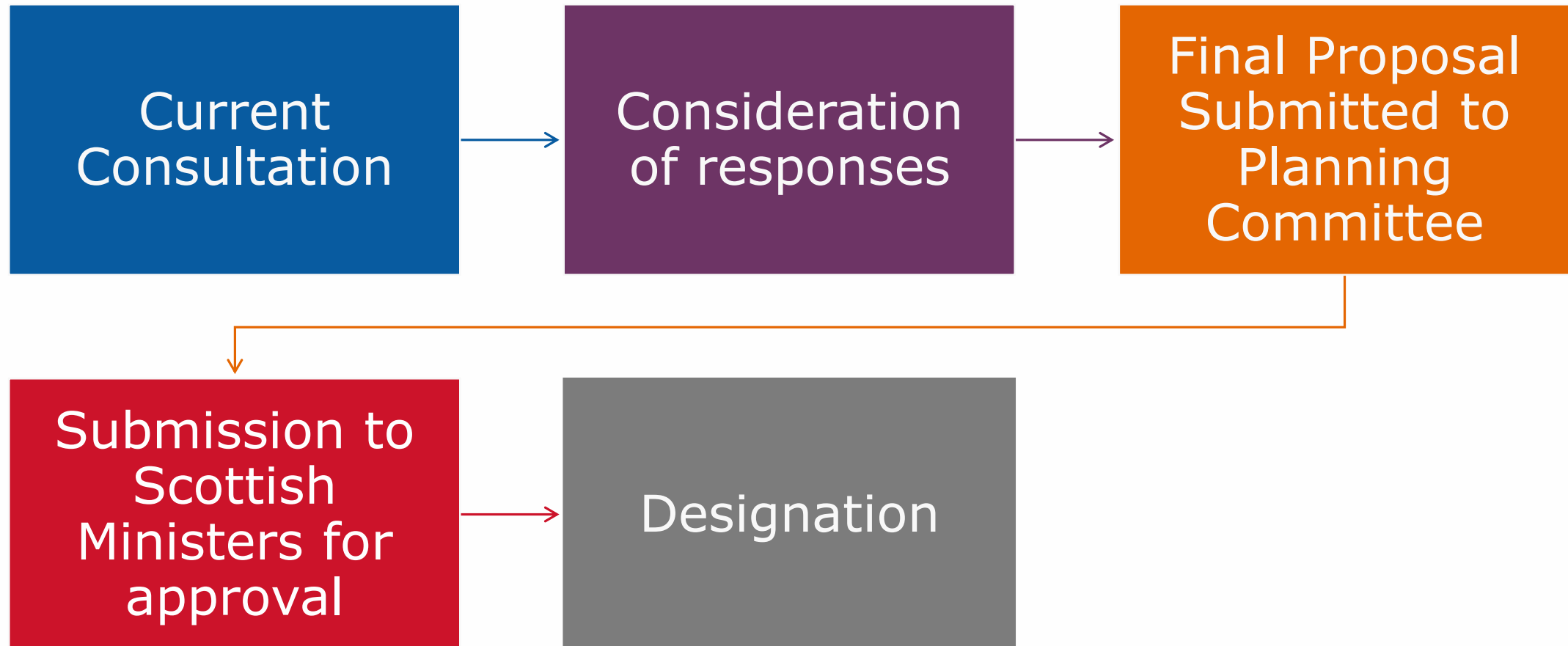
Dwellings are being used as short-term let properties throughout the Council area.

Housing need is city wide. Designation allows planning control over all changes of use to entire property short-term lets across the Council's geographic area.

Existing housing units are best placed and designed to provide for residential use and most suited to meeting the needs of residents; and

Purpose built tourist accommodation is readily available and better suited to meeting the needs of tourism while balancing its impacts on neighbourhoods.

What is the process?



How can I get involved



- [City of Edinburgh Council - Citizen Space](#)