



Glasgow City Council

Licensing and Regulatory Committee

Report by Director of Legal and Administration

Contact: M Millar

Ext: 74653

Item 4

27th August 2025

**THE CIVIC GOVERNMENT (SCOTLAND) ACT 1982 (LICENSING OF SHORT
TERM LETS) ORDER 2022**

**Temporary Exemption from Short Term Let Licensing – Glasgow
Commonwealth Games 2026**

Purpose of Report:

To ask Members to consider whether to amend the STL Policy to permit temporary exemptions from the licensing regime in respect of the city's hosting of the Commonwealth Games in 2026 and to instruct a public consultation on an amendment to the STL policy.

Recommendations:

Members are asked to:-

- (i) Note the terms of this report; and
- (ii) Consider whether to amend the STLs Policy to permit a temporary exemption from the licensing regime in respect of Glasgow's hosting of the Commonwealth Games and to instruct the Director of Legal and Administration to undertake a public consultation on an amended STLs Policy and report back on the findings.

Ward No(s):

Citywide: ☒

Local member(s) advised: Yes ☐ No ☐

consulted: Yes ☐ No ☐

1 Background

- 1.1 The Scottish Government brought into force The Civic Government (Scotland) Act 1982 (Licensing of Short-term Lets) Order 2022 ("**2022 Order**") on 1 March 2022. The 2022 Order introduced a licensing regime for Short Term Lets ("**STL**"). The 2022 Order provided for changes to be made to the Civic Government (Scotland) Act 1982 to reflect the new STL licensing regime being introduced.
- 1.2 On 22 June 2022 the Licensing and Regulatory Committee ("**Committee**") considered a report by the Director of Legal and Administration in relation to the 2022 Order and a draft STL Policy, for public consultation. At this meeting, Committee instructed the Director of Legal and Administration to carry out a public consultation on the draft STL Policy.
- 1.3 On 21 September 2022 the Committee considered a report by the Director of Legal and Administration on the responses received to the STL Policy public consultation. At this meeting the Committee noted the views expressed in response to the public consultation on the draft STL Policy and approved a STL Policy. Further updates to the STL Policy were made in light of further legislation and in response to a legal challenge brought against Edinburgh City Council.
- 1.4 As a result of the introduction of the short term lets licensing scheme, a licence is required for the use of residential accommodation provided by a host, in the course of a business, to a guest, subject to the following criteria:
 - the guest does not use the accommodation as their only or principal home
 - the short-term let is entered into for commercial consideration
 - the guest is not:
 - an immediate family member of the host
 - sharing the accommodation with the host for the principal purpose of advancing the guest's education as part of an arrangement made or approved by a school, college, or further or higher educational institution or
 - an owner or part-owner of the accommodation
 - the accommodation is not provided for the principal purpose of facilitating the provision of work or services by the guest to the host or to another member of the host's household
 - the accommodation is not excluded accommodation and
 - the short-term let does not constitute an excluded tenancy
- 1.5 Further information in relation to the licensing of short terms lets is available on the council's website [here](#).

2 Current Position

2.1 In terms of the 2022 Order, there is a process in place where the Licensing Authority can allow for temporary exemptions from the need to hold a STL Licence. This means that a licensing authority can decide to authorise up to three periods of temporary exemptions from the need to hold an STL licence in each calendar year, up to a maximum combined total of six weeks. The 2022 Order sets out the following requirements where temporary exemptions are permitted:

- A temporary exemption can only be granted for a period of six weeks in any period of twelve months – a maximum of three separate periods not exceeding a combined total of six weeks;
- A licensing authority may choose to consult with the Chief Constable of Police Scotland and the Scottish Fire and Rescue Service in connection with each application;
- A licensing authority may attach conditions to a temporary exemption; and
- A licensing authority must set a fee and a timescale for which a temporary exemption application would be determined within.

2.2 In the Committee's current STL Policy it is provided that no temporary exemptions will be granted and therefore any person wishing to use their premises as a STL at any time throughout the year is required to obtain a STL licence. The Licensing Authority is required to keep its temporary exemption policy under review and publish it every three years. A review is therefore due to be undertaken on this policy.

3 Glasgow Commonwealth Games 2026

3.1 At the time of adopting the STL Policy, it was not anticipated that the city would be hosting the Commonwealth Games in 2026. Glasgow is set to host the 23rd Commonwealth Games from 23 July to 2 August 2026 which will see 10 sports delivered across four of the city's venues and will involve hosting around 3000 athletes from up to 74 Commonwealth nations. It is anticipated that around 500,000 tickets will be available for the Games.

3.2 This is considered to be an exceptional event that was not anticipated at the time of adopting the original STL Policy.

3.3 Notwithstanding the views expressed when the STL Policy was first consulted on in 2022, Members are asked to consider the possible impact that granting a temporary exemption would have on alleviating accommodation pressures the city might experience in terms of the city's hosting of the Commonwealth Games next year where there will be a significant increase in demand for accommodation in the city in the period leading up to and during the event.

4 Consultation Next Steps

- 4.1 Against this background, Members are asked to consider amending the STL Policy to permit a temporary exemption from the licensing regime in respect of Glasgow's hosting of the Commonwealth Games in 2026 and to instruct the Director of Legal and Administration to carry out a full public consultation seeking views on a draft amendment and report back on the findings. The consultation should also seek views on ways in which concerns regarding temporary exemptions might be mitigated, for example by way of additional conditions or by requiring consultation with the Police and the Scottish Fire and Rescue Service.
- 4.2 It is proposed that the consultation will be hosted on the council's consultation hub. As well as a full public consultation, views should also be invited from various interested parties including Elected Members, Community Councils, Police Scotland, Scottish Fire and Rescue Service, Glasgow 2026, Glasgow Chamber of Commerce and the Scottish Association of Self-Caterers.

5 Policy and Resource Implications

Resource Implications:

<i>Financial:</i>	There will be a cost for applicants, by way of an application fee for a temporary exemption. A Licensing Authority is able to charge a fee for these types of licence applications. The fee proposed will take into account the Scottish Government's guidance.
<i>Legal:</i>	The carrying out of the consultation exercise would enable the Committee to make an informed decision in relation to the STL Policy.
<i>Personnel:</i>	None

Council Strategic Plan: None

Equality and SocioEconomic Impacts:

<i>Does the proposal support the Council's Equality Outcomes 2021-25? Please specify.</i>	Not at this stage. An EQIA will be carried out as part of any future policy resulting from the consultation process.
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What are the potential equality impacts as a result of this report? None at this stage.

Please highlight if the policy/proposal will help address socioeconomic disadvantage. None at this stage.

Climate Impacts:

Does the proposal support any Climate Plan actions? Please specify: None

What are the potential climate impacts as a result of this proposal? None

Will the proposal contribute to Glasgow's net zero carbon target? None

Privacy and Data Protection Impacts:

Are there any potential data protection impacts as a result of this report None

6 Recommendations

Members are asked to:-

- 1) Note the terms of the report; and
- 2) Consider whether to amend the STLs Policy to permit a temporary exemption from the licensing regime in respect of Glasgow's hosting of the Commonwealth Games and to instruct the Director of Legal and Administration to undertake a public consultation on an amended STLs Policy and report back on the findings.