



Glasgow City Council

Licensing and Regulatory Committee

Report by Director of Legal and Administration

Contact: G McNaught Ext: 74546

Item 3
18th March 2026

**CIVIC GOVERNMENT (SCOTLAND) ACT 1982
SHORT TERM LETS – TEMPORARY EXEMPTIONS**

Purpose of Report:
To advise Members of the outcome of the public consultation on whether or not the Licensing Authority should amend its current Short Term Lets policy on temporary exemptions.

Recommendations:
Members are asked to:-
(1) Note the views expressed in response to the public consultation; and
(2) Consider, in light of the responses received, whether to amend its Short Term Lets temporary exemption policy.

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. This 2022 Order introduced a licensing regime for Short Term Lets ("**STL**"), which required all STL to be licensed by 1 April 2024. The 2022 Order provided for changes to be made to the Civic Government (Scotland) Act 1982 to reflect the new STL licensing scheme 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 an amended STL Policy, as detailed in Appendix 1 of the 21 September 2022 report.
- 1.4 On 8 March 2023, the Committee considered a report by the Director of Legal and Administration which detailed the changes introduced to short term let licensing under The Civic Government (Scotland) Act 1982 (Licensing of Short-term Lets) (Amendment) Order 2023 ("**the 2023 Order**") which came into effect on 1 March 2023. The 2023 Order provided for a 6 month extension for existing hosts to apply for a STL licence and separately, an amendment to the date by which all STL hosts should be licensed. At this meeting the Committee agreed that any reference to the 1 April 2023 date, within the STL Policy, was to be replaced with 1 October 2023, and any reference to the 1 July 2024 date within the STL Policy was to be replaced with 1 January 2025.
- 1.5 On 20 September 2023 the Committee considered a report by the Director of Legal and Administration in relation to proposed changes to the STL Policy, as detailed within Appendix 1 of that report, in light of the judicial review (Averbuch v City of Edinburgh Council), which had been published in June 2023. At this meeting Committee amended the STL Policy with immediate effect, as detailed in the Appendix 1 to the report, subject to paragraph 12.3 (a) within the STL Policy being deleted.
- 1.6 On 4 September 2024 the Committee considered a report by the Director of Legal and Administration which detailed further changes introduced to short term let licensing under the Civic Government (Scotland) Act 1982 (Licensing of Short-term Lets) Amendment Order 2024 ("**the 2024 Order**") which came into effect on 30 August 2024. The 2024 Order introduced a transfer provision for a STL licence, a provisional STL licence, confirmation of a STL licence and changes to temporary exemptions of a STL licence. There were also some

technical updates relating to definitions, and the introduction of two new mandatory conditions to be attached to STL licences. At this meeting the Committee agreed to approve the amendments to the STL Policy, as detailed within the appendix to that report, with immediate effect.

- 1.7 On 27 August 2025 the Committee considered a report from the Director of Legal and Administration on 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. After consideration, the Committee instructed the Director of Legal and Administration to undertake a public consultation on an amended STL policy and report back on the findings.

2. Public Consultation

- 2.1 A public consultation was published seeking views on an amended STL policy on temporary exemptions, detailed in Appendix 1 to this report, and whether the current STL policy on temporary exemptions should be amended to that. The current STL policy on temporary exemptions is detailed in Appendix 2 to this report. The consultation was available on the Council's online consultation hub from 9 December 2025 to 2 February 2026 (both dates inclusive). In addition, the online link to the consultation was emailed to the Association of Self Caterers, Elected Members, Community Councils, Glasgow Chamber of Commerce, Police Scotland, Scottish Fire and Rescue Service and Glasgow 2026.
- 2.2 The consultation sought views on the following matters:
1. Are you completing the consultation as a member of the public, community council, short term let licence holder or other?
 2. To what extent do you agree or disagree that temporary exemptions should be given by the Licensing Authority for Short Term Lets during the period of the Commonwealth Games? Respondents were given an opportunity to provide comments on their answer.
 3. If respondents strongly disagreed or disagreed to question 2 above, there were asked the following questions:
 - a. What concerns do you have regarding temporary exemptions being granted by the Licensing Authority?;
 - b. Could any of your concerns detailed be mitigated by way of conditions?; and
 - c. Could any of your concerns detailed be mitigated by consulting with Police Scotland and/or Scottish Fire and Rescue Service?
 4. Do you have any other comments on the draft Short Term Lets Temporary Exemption Policy?

3. Responses to the Public Consultation

- 3.1 A total of 70 responses were received to the consultation. The responses can be viewed in Appendix 3 to this report. Members should note that there was a duplicate response submitted to the consultation, so while the number of responses to the consultation on the responses within Appendix 3 show 70, this has been amended throughout this report to reflect 69. The Licensing Officer is aware in response to the question at 3.2.2 the duplicate response was for strongly agree so the figures provided below have reflected this duplication.
- 3.2 Below is a summary of the responses received to the consultation questions. Members should note that where a respondent selected agree to the question *“to what extent do you agree or disagree that temporary exemptions should be given by the Licensing Authority for Short Term Lets during the period of the Commonwealth Games”* they were not asked the questions detailed at paragraphs 3.2.4 to 3.2.6.

Respondents

- 3.2.1 The majority of respondents were members of the public (69.70%) or other (16%).

To what extent do you agree or disagree that temporary exemptions should be given by the Licensing Authority for Short Term Lets during the period of the Commonwealth Games

- 3.2.2 94% of respondents answered this question. Of the respondents who answered this question, 43% agreed (35% strongly agreed and 8% agreed), 48% disagreed (42% strongly disagreed and 6% disagreed) with 6% having no opinion.
- 3.2.3 Of those respondents who provided comments for their answer to the above, comments in support of an amendment can be summarised as follows:
- We need to supply the maximum quantity of accommodation at all price levels to welcome all of the visitors and give them a good experience. Glasgow 2014 attracted 690,000 visitors to the city and it's expected that hotel occupancy will be at maximum capacity for the upcoming games;
 - Will allow more accommodation to be available for visitors;
 - Shortage of accommodation for July/August 2026 covering the Games period;
 - To prevent reputational damage for the city in the form of extortionate hotel rates or lack of capacity the Council should absolutely encourage people to make rooms and homes available on short term let basis for this event;
 - Rather than my home sitting empty I would be delighted to increase the number of spare rooms in the city by making my home available to Commonwealth Games visitors;

- It is a good opportunity for people with spare rooms to make some extra money during the games without having to go through the full licensing process; and
- Would offer a practical and balanced approach that helps ensure sufficient capacity throughout the city and its surrounding areas. Will help spectators fully experience the energy of the event while also supporting wider economic benefits for residents and local neighbourhoods.

Of those respondents that provided comments to their answer (at 3.2.2 above), comments from those who disagreed that temporary exemptions should be given by the Licensing Authority for Short Term Lets during the period of the Commonwealth Games, can be summarised as follows:

- Could result in little consequences for “landlords” if there is party flat behaviour;
- Should not be granted just because the Games are coming to Glasgow;
- Would create the conditions for un-checked properties to be let out.
- The Council have set the short term lettings rules which they rigidly adhere to. However, when it “suits the Council” they relax the rules;
- Those of us holding STL licences work hard year round to provide visitors to Glasgow with a high quality place to stay and enjoy the city to the maximum. Glasgow now seems prepared to give newcomers – most likely without any formalities or checks other than payment of a fee- the right to offer their own accommodation;
- Dropping the requirement for licensing will increase the risk to visitors;
- Public safety concerns, undermining regulatory objectives;
- Pressurise the Council to make them permanent;
- STL legislation is in place to protect the people using the accommodation and to ensure that local residents are not adversely impacted. No legitimate reason for providing exemptions during the period of the Commonwealth Games – the policy aims are as valid during that period as at any other time; and
- Defeats the purpose of licensing legislation if allowed for one off events.

Members will be aware when considering comments at paragraph 3.2.3 above, they should only take into account matters relevant to licensing.

Concerns Regarding Temporary Exemptions Being Granted

3.2.4 In relation to this question, 41% of respondents answered this question. Of the responses submitted, the concerns can be summarised as follows:

- Operation after the exemption period;
- Noise, anti social behaviour;
- Reduced health and safety compliance;
- People previously refused a licence, should not be “rewarded”;

- Lack of proper control;
- Mandatory conditions should apply to temporary exemptions; and
- Why is it only for the Games but not at other times.

Could Any Concerns be Mitigated by Way of Conditions

3.2.5 In relation to this question, only 42% answered this question. Of those respondents who answered this question, 52% responded no. 34% of respondents to this question stated yes. Where respondents answered yes to this question, they were asked to provide more details for their answer. These details can be summarised below:

- Those with a temporary exemption could be asked to sign a legally binding contract to say they will only operate during exemption period;
- Only existing STL are allowed;
- If all licences granted come with a substantial business rate bill attached which needs to be paid before the licence is granted; and
- Not granting STL leases to uninsured and non-checked for compliance properties.

Could Any Concerns Be Mitigated by consulting with Police Scotland and/or Scottish Fire and Rescue Service

3.2.6 Of the respondents who answered this question, 60% stated no and 17% stated yes.

Other Comments

3.2.7 In response to this question, there were many responses provided. The theme of the comments can be summarised below. Members should note that comments received in response to this question, where it related to another question asked within the consultation paper, have not been captured in the summary below:

- City should have ensured the infrastructure and facilities were in place prior to accepting to host;
- If licensing does not lead to improved health and safety for visitors, why do you have it in place?;
- No explicit confirmation that mandatory licence conditions will apply to temporary exemptions;
- Application feasibility – four months seems unrealistic. Absence of fee information;
- Unintended consequences; and
- Question of legality to allow an exemption period for one specific event.

4 Determining Policy

- 4.1 Members will be aware from the consultation responses received that 48% of respondents were of the view that temporary exemptions should not be given by the Licensing Authority for the period of the Commonwealth Games, with 43% of respondents taking the view that the Licensing Authority should give temporary exemptions for the period. In light of the responses received, Members should consider if they wish to amend its current policy on temporary exemptions.

5 Policy and Resource Implications

Resource Implications:

Financial: There will be a cost for applicants, by way of an application fee for a temporary exemption, if the Licensing Authority determine to amend its policy to permit exemption applications.

Legal: The Licensing Authority is permitted to amend its policy on temporary exemptions under the legislation.

Personnel: None

Procurement: None

Council Strategic Plan: Not Applicable

Equality and Socio-Economic Impacts:

Does the proposal support the Council's Equality Outcomes 2025-29? Please specify. Not at this stage.

What are the potential equality impacts as a result of this report?

Please highlight if the policy/proposal will help address socio-economic disadvantage.

Climate Impacts: Not Applicable

Does the proposal support any Climate Plan actions? Please specify:

What are the potential climate impacts as a result of this proposal?

Will the proposal contribute to Glasgow's net zero carbon target?

Privacy and Data Protection Impacts

Are there any potential data protection impacts as a result of this report?

No

If yes, please confirm that a Data Protection Impact Assessment (DPIA) has been carried out.

Not applicable

6 Recommendations

Members are asked to:

- (a) Note the views expressed in response to the consultation; and
- (b) Consider, in light of the responses received, whether to amend its Short Term Lets temporary exemption policy.