

Temporary Exemptions for Short Term Lets for the Commonwealth Games

2. Introduction

1. Are you completing this consultation as a:				
Answer Choices			Response Percent	Response Total
1	Member of the Public		69.70%	46
2	Community Council		7.58%	5
3	Short Term Let licence holder		4.55%	3
4	Other, please provide detail		18.18%	12
			answered	66
			skipped	4
Other, please provide detail (12)				
1	18/12/2025 10:36 PM ID: 287187787	A landlord		
2	06/01/2026 12:28 PM ID: 288136526			
3	06/01/2026 1:28 PM ID: 288136284			
4	06/01/2026 1:33 PM ID: 288059638			
5	06/01/2026 5:48 PM ID: 288166181	 Community Council		
6	07/01/2026 9:34 AM ID: 288199038	Councillor		
7	09/01/2026 11:00 AM ID: 288440029	Councillor		
8	09/01/2026 2:38 PM ID: 288466072	Councillor		
9	16/01/2026 8:17 AM ID: 288905063	Purpose built to rent operator in Glasgow - 		
10	28/01/2026 7:33 PM ID: 289762150	Student Landlord with empty flats		

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1. Are you completing this consultation as a:

11	01/02/2026 8:27 AM ID: 289928336	Resident
12	02/02/2026 3:44 PM ID: 289992010	██████████ Ltd

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?

Answer Choices			Response Percent	Response Total
1	Strongly agree		37.88%	25
2	Tend to agree		9.09%	6
3	Neither agree nor disagree		0.00%	0
4	Tend to disagree		6.06%	4
5	Strongly disagree		43.94%	29
6	Don't know/No opinion		3.03%	2
			answered	66
			skipped	4

Please provide more details. (35)

1	12/12/2025 1:26 PM ID: 286749974	There are plenty of short term let's in the city already. I would worry that those who choose to operate under the temporary arrangements would continue to operate after the games finished. There are not enough enforcement officers to be able to check this.
2	12/12/2025 2:11 PM ID: 286754133	No, this is in place for exactly this situation and needs to be enforced.
3	12/12/2025 3:57 PM ID: 286761613	Reduction in policy and current practices will result.
4	12/12/2025 5:55 PM ID: 286765941	<p>Temporary exemptions, especially in properties that are in common closes, could mean that the residents in these closes are subject to "party flat" behaviour with little consequences for the landlords. Not all landlords care about their neighbours and it is the neighbours that then have to deal with the behaviours exhibited by those staying in the accommodation. I live in a close where two flats were being let out on the ██████████ and ██████████ sites (one still is), neither landlord applied for a licence. One flat was finally sold, after so many police visits and the GCC enforcement taking action - let out as a "party flat" for events taking place at the Hydro and Armadillo - the long term residents lives were hell. There are also far too many HMOs in this close - which also has an impact on our lives. The other landlord applied for a licence and was refused as the flat is in a common close. We do not need strangers coming and out our close with no regard for the rest of us.</p> <p>Landlords with properties that would not be granted a licence outwith the Commonwealth Games should not be granted licences just because the Commonwealth Games are coming to Glasgow. There should not be any temporary exemptions as that sets a precedent that can be repeated at will, especially for residents who have to share their common closes with strangers who do not treat the common areas with any respect.</p>

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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?

5	14/12/2025 12:01 PM ID: 286805688	Can there be some sort of oversight of how the charging structure is created so that these lets are fair for both the landlords and the visitors to glasgow
6	18/12/2025 5:29 PM ID: 287134886	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.
7	18/12/2025 8:12 PM ID: 287169885	Doing so would create the conditions for un-checked properties to be let out, no check for compliance with fire or gas regulations; and income generation that is unlikely to be taxable.
8	18/12/2025 9:45 PM ID: 287180744	If it's permitted on occasion it should be permitted all the time.
9	18/12/2025 10:36 PM ID: 287187787	The Council have set the short term lettings rules which they rigidly adhere too. However, when it "suits the Council" they relax the licensing rules - only to suit the Council's needs.
10	19/12/2025 3:58 PM ID: 287333574	Glasgow 2014 attracted 690k visitors to the city and it's expected that Hotel occupancy will be at maximum capacity for the upcoming games. 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.
11	21/12/2025 10:25 AM ID: 287519408	Those of us holding short term let licenses (in my wife and I's case Room Sharing) work hard year-round to provide visitors to Glasgow with a high quality place to stay and enjoy the city to the maximum. Five star ratings are our norm. We are [REDACTED] 'Superhosts' for good reasons. Now Glasgow City Council 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. The short term nature of this, and probability of inadequate monitoring, will result in a serious degradation of the standard of accommodation and visitors' views of Glasgow. GCC says it wants to encourage the hospitality sector. This runs contrary to this ambition since it will adversely affect hotels and guest houses who pay year-round to maintain their standards. They will view this as a serious blow to their hopes of recovery.
12	21/12/2025 10:29 AM ID: 287519867	Why can't this be in the case as normal to address the nationally recognised housing and homeless emergency? There must also be more student flats than students, they could be procured for this event and go some way to addressing the above.
13	21/12/2025 10:59 PM ID: 287566274	Thin end of wedge. Homes are not hotels. Plenty of accommodation available in Glasgow and Central Belt. Zero need to change absolutely correct current position on short term lets. This will proposed measure will benefit a small privileged few and disturb a large silent majority.
14	22/12/2025 6:33 AM ID: 287569607	This is just a personal example, but I'm sure there are others. Glasgow has a well documented shortage of housing stock, for all purposes. I know this as when I arrived in Glasgow two years ago, I nearly had to move away again as I couldn't find somewhere to live. This summer I am away for a few weeks. 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. As this is a one-off, buying the necessary licenses to meet current obligations doesn't make financial sense. If the rules were relaxed for the period, then I would have no hesitation in renting out my (high quality) home.

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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?

15	05/01/2026 9:48 AM ID: 288046365	Health and safety of properties must be maintained so that all visitors are safe at all times. Dropping the requirement for licensing will increase the risk to visitors.
16	06/01/2026 8:32 AM ID: 288116715	my interest in the short term suspension of lets is related to its potential impact on our requirements to adhere to the terrorism(protection of premises)Act
17	06/01/2026 12:28 PM ID: 288136526	<p>██████████ firm view is that all mandatory licence conditions must apply to any Short Term Let operating under a temporary exemption.</p> <p>If these conditions are considered essential for guest safety and public protection, then they remain essential at all times. We can identify no defensible reason why safety standards should be weakened during one of the city's largest international events, when visitor volumes, public scrutiny and reputational risk will be at their highest.</p> <p>The draft policy fails to explicitly confirm that mandatory conditions will apply to temporary exemptions. This omission creates uncertainty for operators, enforcement bodies and guests and must be rectified.</p>
18	06/01/2026 1:28 PM ID: 288136284	<p>██████████ firm view is that all mandatory licence conditions must apply to any Short Term Let operating under a temporary exemption.</p> <p>If these conditions are considered essential for guest safety and public protection, then they remain essential at all times. We can identify no defensible reason why safety standards should be weakened during one of the city's largest international events, when visitor volumes, public scrutiny and reputational risk will be at their highest.</p> <p>The draft policy fails to explicitly confirm that mandatory conditions will apply to temporary exemptions. This omission creates uncertainty for operators, enforcement bodies and guests and must be rectified.</p>
19	06/01/2026 5:48 PM ID: 288166181	<p>Policy Objection: Temporary Exemptions for Short Term Let Licensing During Commonwealth Games 2026</p> <p>Introduction This document sets out a formal objection from ██████████ Community Council to the proposal allowing temporary exemptions from the requirement to hold a Short Term Let (STL) licence during the Commonwealth Games 2026. The objection is based on statutory objectives, public safety considerations, planning compliance, housing market impacts, consumer protection, and enforcement integrity.</p> <p>1. Undermining Regulatory Objectives The STL licensing regime, introduced under the Civic Government (Scotland) Act 1982, (Licensing of Short-term Lets) Order 2022, was passed by the Scottish Parliament on 19 January 2022 and came into force on 1 March 2022. Amendment Orders to the Licensing Order were made in 2023 and 2024. This order is designed to ensure public safety, protect residential amenity, and maintain fairness and transparency among operators. Granting temporary exemptions creates a loophole that compromises these objectives and risks weakening the credibility of the licensing system.</p> <p>2. Public Safety Risks Temporary exemptions remove the requirement for fire safety certification, building standards compliance, and insurance verification. During a major event such as the Commonwealth Games, demand for accommodation will surge, increasing the likelihood of unsafe or unsuitable properties being let. This poses significant risks to visitors and places additional strain on emergency services.</p> <p>3. Planning Policy Conflicts Local authorities have implemented Short Term Let Control Areas and planning requirements to manage housing pressures. Allowing exemptions disregards these controls and may lead to unlawful property use, creating enforcement challenges and undermining planning policy objectives.</p>

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		<p>4. Negative Impact on Housing Market Exemptions incentivise property owners to withdraw homes from long-term rental or residential use for short-term profit. This exacerbates housing shortages and affordability issues, particularly in urban areas already under pressure.</p> <p>5. Enforcement and Precedent Concerns Temporary exemptions complicate enforcement and monitoring, as exempt properties will not appear on official registers. They also set a precedent for similar exemptions during future events, weakening the integrity of the licensing framework.</p> <p>6. Consumer Protection Issues Guests booking exempt properties may assume they meet licensing standards, exposing them to risks such as inadequate insurance coverage and safety hazards. This could damage Glasgow's reputation for safe and regulated tourism accommodation.</p> <p>Conclusion While the Commonwealth Games will bring economic benefits, these should not come at the expense of public safety, housing stability, and regulatory integrity. Maintaining the licensing requirement ensures fairness, compliance, and protection for residents and visitors alike. For these reasons, the proposed temporary exemption policy should not be adopted.</p>
20	07/01/2026 9:34 AM ID: 288199038	<p>This would be the thin edge of the wedge and once these licences were granted landlords would pressurise the Council to make them permanent. The Courts would find this hard to disagree with and The Council's record of resisting applications to the Courts is not good.</p> <p>Landlords seeking to maximise profit would be encouraged to remove sitting tenants in favour of higher paying short term lets exacerbating the already difficult homeless problem.</p>
21	08/01/2026 7:47 PM ID: 288358469	<p>Special events need creative short-stay options but creating havoc for long-term residents in established areas is not the way to accomplish this.</p>
22	09/01/2026 11:00 AM ID: 288440029	<p>There is a need to make more accommodation available for those visiting the city for the Commonwealth Games. Temporary exemptions in-part should be made while retaining a temporary licensing scheme to make sure core compliance is undertaken and that only suitable properties are allowed to accommodate visitors.</p>
23	09/01/2026 2:38 PM ID: 288466072	<p>Short Term Let legislation is in place to protect the people using the accommodation and to ensure that local residents are not adversely impacted. I can't see any legitimate reason for providing exemptions during the period of the Commonwealth Games - those policy aims are as valid during that period as at any other time.</p>
24	13/01/2026 4:16 PM ID: 288699361	<p>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. This will mean accommodation money is going to local residents who will feed it directly back into the local economy. With the games going on over such a short period there is no risk of people exploiting the law or taking flats away from actual residents.</p>
25	16/01/2026 8:17 AM ID: 288905063	<p>As an operator of luxury apartment homes in Glasgow, being permitted to offer a small selection of such accommodation to incoming visitors for the games solidifies the dynamic and prosperous nature of all types of accommodation requirements.</p>
26	16/01/2026 9:51 AM ID: 288911449	<p>Undermines the Purpose of the Licensing Scheme as it ensure safety, accountability, and community protection. The exemption could also have a negative impact on local communities e.g. noise, antisocial behaviour and increased waste and parking issues, which should be more of a priority given we constantly have to deal with this already. Also, landlords may switch from long-term lets to short-term lets for quick profit and many people could be made homeless.</p>
27	22/01/2026 8:00 PM ID: 289398112	<p>This will allow for more accommodation to be available to visitors; will prevent as extreme surge pricing; will provide more local people with the opportunity to host visitors, which is positive in terms of showing visitors the real Glasgow.</p>

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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?

28	22/01/2026 9:25 PM ID: 289401796	Just a money grab for the few
29	23/01/2026 11:34 PM ID: 289477300	Short term lets in shared buildings with communal entry are a real threat to residents' safety and only serve the greedy landlords who may get rid of the tennents for the duration of the games. Do not do this, this sets a bad precedent
30	28/01/2026 7:33 PM ID: 289762150	Having spoken to various people & been contacted by parents of students I host, there seems to be areal shortage of affordable accommodation diuring July/August period covering the Games, there also seems to be exhorbitent amounts been asked by providers on platforms for provision of accommodation
31	01/02/2026 11:33 PM ID: 289950378	Concern that private landlords might be tempted, by the prospect of extra money, to evict tenants. Then there is the effect a massive influx of extra people in short term lets would have on services in an area already over filled with HMOs. Plus the traffic engendered by the extra services. Could be the thin end of the wedge too in that some landlords might argue that their property had operated well as an STL and should continue to do so - appeals to sheriff courts often successful.
32	02/02/2026 1:51 PM ID: 289985210	While we understand the benefits that the Commonwealth Games are likely to bring to the city we would have some concerns about allowing an exemption from a STL license for all types of property
33	02/02/2026 3:44 PM ID: 289992010	Glasgow 2026 welcomes and supports the introduction of temporary exemptions to Short Term Let licensing requirements for the period of the Commonwealth Games. As the city prepares to host thousands of spectators, volunteers, athletes, and officials, we recognise that demand for accommodation will increase significantly. Temporary exemptions offer a practical and balanced approach that helps ensure sufficient capacity throughout the city and its surrounding areas. Glasgow has a proud history of hosting major international events, and we know from experience that the atmosphere, culture, and vibrancy of the city are enhanced when visitors can stay close to venues, local businesses, and community hubs. Enabling additional short-term accommodation during the Games period will help spectators fully experience the energy of the event while also supporting wider economic benefits for residents and local neighbourhoods. Temporary exemptions will support the city to support the anticipated demand responsibly while continuing to prioritise safety, planning considerations, and regulatory oversight. Supporting temporary exemptions is an important step in ensuring that visitors have access to safe, suitable, and diverse accommodation options, allowing more people to share in the excitement and spirit of the Games.
34	02/02/2026 11:08 PM ID: 290029751	Defeats the purpose of a licensing regime if allowing temporary exemptions for one off events
35	02/02/2026 11:16 PM ID: 290029727	Defeats the purpose of having a licensing regime if you allow a one off exemption for this event. Safety comes first with licensing and public safety - safety concerns and issues will still be prevalent during the "exemption period".

3. Page 3

3. What concerns do you have regarding temporary exemptions being granted by the Licensing Authority?

Answer Choices	Response Percent	Response Total
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3. What concerns do you have regarding temporary exemptions being granted by the Licensing Authority?

1	Open-Ended Question	100.00%	28
1	12/12/2025 1:26 PM ID: 286749974	That they would continue to operate past the exemption period. They may not have all safety measures in place. They may not take out correct insurance. Nuisance impact on neighbours. Increased domestic waste, pressure on services. Too many of this type of premise in close proximity or concentrated in specific area/streets	
2	12/12/2025 2:11 PM ID: 286754133	Noise, anti-social behaviour, lack of enforcement, softening of rules and an eventual loss of power to reintroduce	
3	12/12/2025 3:57 PM ID: 286761613	Reduced health and safety compliance.	
4	12/12/2025 5:55 PM ID: 286765941	<p>As listed on the last page...Landlords in my close let their flats out as short-term lets without a licence for several years. One landlord has since applied and been turned down for a licence and that is the way it should stay. He is still letting the flat out on a short-term basis and enforcement hasn't visited him yet. This type of landlord, who breaks the law, every time he lets out this flat, should not be "rewarded" for his behaviour, which would be the case if he could apply under the exemptions.</p> <p>People who live in common closes should not have to put up with multiple strangers, many who have no regard for other people and their lives, coming and going from their closes. There are far too many landlords who have little regard for permanent residents as it is. How many landlords who have HMO licences will kick their tenants out so they can apply for a temporary exemption to get much higher "rent" for their flats during the Commonwealth Games? The four landlords in my close all think they should be allowed to do this. None of these landlords pay business rates, their tenants are students and do not pay council tax and the rest of us are constantly out of pocket due to the fly tipping in the back court and the mess their tenants leave at their backs. This will only increase if such landlords are granted temporary exemptions - unless there is a need to pay business rates to the Council during these lets. Then how will that be policed and at what cost to Council tax payers? This might appear a good idea but it is not. GCC should give it up now...</p> <p>There is also a risk to common closes should, for example, more than one flat is granted a licence - building insurance will be affected for the permanent residents as well as their safety. There is no vetting done when it is a short-term let and there is no guarantee that the people coming into the close will be "good law-abiding" people - what about resident families with children and older residents or disabled residents? Who will police their safety with the possibility of so many strangers coming and going at all times of the day and night? This is a real concern - it happened to us - people screaming in the close, people using the dunny as a toilet; smoking on the landings; threatening residents who complained about the behaviour.</p>	
5	15/12/2025 9:01 AM ID: 286825515	What trigger the need for the temporary exemption, you need to provide more information for the need to have this temporary exemption.	
6	18/12/2025 8:12 PM ID: 287169885	Non-complaint properties; no checks for fire regulations that correlate with HMO and short term lets. Tax avoidant income generation. Neighbourhood disturbances, with potential for visiting tenants to not be held accountable for damage. Damages to private neighbouring or public / communal aspects of buildings would not be covered and could leave an insurance deceit - laden neighbours with bills.	
7	18/12/2025 9:45 PM ID: 287180744	<p>Lack of proper control.</p> <p>█████ already admit in their literature that over 90% of their Glasgow listings don't have Licences because the Council does not care or attempt to enforce the present situation. " Out of 2,028 listings, 10% of listings have short-term rental licenses. Most listings are operating without official license. It means short-term rental regulation isn't strictly enforced in Glasgow"</p>	
8	18/12/2025 10:36 PM ID: 287187787	The fact that the relaxation is a one way Street for the Council. Why not allow a six month relaxation on the short term lettings.	

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3. What concerns do you have regarding temporary exemptions being granted by the Licensing Authority?

9	18/12/2025 11:41 PM ID: 287196243	Safety and security of neighbouring properties. Temporary exemptions have the potential to create precedents and disruption to long term residents and communities already under significant pressure.
10	19/12/2025 11:05 AM ID: 287285008	Don't know who the person/people are, that maybe coming into your house.
11	21/12/2025 10:25 AM ID: 287519408	See above
12	21/12/2025 10:29 AM ID: 287519867	Exploitive landlords These already exist in the homeless hotel market
13	21/12/2025 10:59 PM ID: 287566274	See earlier answer. The key concerns with short term letting of properties that should be homes and are in residential areas are well known: fewer homes in rental market, disruption in form of noise and antisocial behaviour for neighbours and threat to community/ social cohesion.
14	05/01/2026 9:48 AM ID: 288046365	<p>Back 29/12/2025</p> <p>Consultation: Temporary Exemptions for Short Term Lets for the Commonwealth Games Glasgow City Council's Licensing and Regulatory Committee currently has a consultation live seeking views on whether to amend its Short Term Lets policy on temporary exemptions, for the period of the Commonwealth Games. The Licensing and Regulatory Committee's current policy does not permit temporary exemptions however the Committee is seeking views on whether the policy should be amended to allow temporary exemptions for the period of the Commonwealth Games.</p> <p>The consultation is live until Monday 2 February.</p> <p>The consultation can be found here.</p> <p>An amended draft Temporary Exemption Policy can be viewed here.</p> <p>While the █████ supports increasing accommodation supply for the event, the current proposal contains serious gaps that members should highlight in their responses.</p> <p>Here are the key points you may wish to raise.</p> <p>Safety Must Not Be Weakened The draft policy does not clearly confirm that mandatory licence conditions will apply to temporary exemptions.</p> <p>These conditions cover essential health and safety matters such as fire safety, gas and electrical certification and occupancy limits. If they are required at all other times, they must also apply during the Games.</p> <p>Members should make clear that guest safety cannot be compromised for a major international event.</p> <p>You may also wish to ask:</p> <p>When and why would Police Scotland or the Fire Service be consulted? On what clear and justified basis? How will this be applied consistently and fairly? The Application Timescale Is Unworkable The suggested four-month lead time means applications would effectively need to be made by March.</p> <p>This is unrealistic for many casual and small-scale hosts, especially as the consultation itself closes on 2 February, leaving only around six weeks to design the process, communicate the opportunity and allow hosts to decide whether to apply.</p>

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3. What concerns do you have regarding temporary exemptions being granted by the Licensing Authority?

		<p>No Information on Fees There is no information on the cost of applying for a temporary exemption.</p> <p>Members should point out that without knowing the fee, it is impossible to judge whether participation is commercially viable. In the current financial climate, a high fee would deter many hosts and undermine the policy's purpose.</p> <p>Planning Requirements Will Deter Participation The requirement to comply with Glasgow's planning policy introduces major uncertainty and cost.</p> <p>Current guidance is unclear and risk-averse, and in practice this would likely restrict eligibility largely to homesharing only. Members should ask for clarity on whether this is the Council's intention.</p> <p>The complexity, cost and timescales of planning are likely to discourage many hosts from participating at all.</p> <p>Why Only for the Games? The policy offers no explanation as to why temporary exemptions are acceptable for the Games but not at other times.</p>
15	06/01/2026 5:48 PM ID: 288166181	See previous submission
16	07/01/2026 9:34 AM ID: 288199038	I have articulated my view in the previous answer but would also comment that for short term gain Landlords would be very unlikely to be bothered about anti-social tenants and The Council's ability to control this is very limited and the Police Service do not see these issues as priority.
17	08/01/2026 7:47 PM ID: 288358469	The length of time it would be in place for and how to communicate when it ends as people tend to hear only what they want to. I also worry about the disruptive impact on long-term established residents in terms of noise, rubbish, and anti-social behaviour. We live in Hillhead and already suffer ALL of these issues due to the large number of student HMOs.
18	09/01/2026 2:38 PM ID: 288466072	I am concerned that people will take advantage of any temporary exemption to provide accommodation for the highest possible price which has not been adequately checked as being fit to be used as a short term let and that the people involved will not have been adequately confirmed to be fit and proper people to provide accommodation. It is unacceptable for visitors to the city to be ripped off, and equally unacceptable for local residents to be adversely affected by noise, anti-social behaviour, use of bins by non-residents etc.
19	16/01/2026 9:51 AM ID: 288911449	Landlords to switch from long-term lets to short-term lets for quick profit. Properties being used in ways that breach planning rules. "Pop-up" operators with no experience or compliance. Exemptions could lead to overcrowding in residential buildings. Increased waste and parking issues.
20	22/01/2026 9:25 PM ID: 289401796	Safety, security, crowding, short term view
21	23/01/2026 7:49 AM ID: 289410983	Increase in antisocial behaviour and decreased security in security entry properties.
22	23/01/2026 4:27 PM ID: 289456211	I live in city centre and don't need any further noise and disruption as I need to work during this time
23	23/01/2026 11:34 PM ID: 289477300	It sets the wrong precedent in the city that currently protects people living in shared apartment blocks. I once lived in a block where a landlord had an illegal [REDACTED] and we had constant parties and a stabbing in a common corridor. Hotels exist for a reason

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3. What concerns do you have regarding temporary exemptions being granted by the Licensing Authority?

24	28/01/2026 3:48 PM ID: 289747191	Homes should be for people, not turned into short term lets for a quick profit. Potentially exploiting renters. The city has hotel capacity.	
25	01/02/2026 11:33 PM ID: 289950378	Concern that private landlords might be tempted, by the prospect of extra money, to evict tenants. Then there is the effect a massive influx of extra people in short term lets would have on services in an area already over filled with HMOs. Plus the traffic engendered by the extra services. Could be the thin end of the wedge too in that some landlords might argue that their property had operated well as an STL and should continue to do so - appeals to sheriff courts often successful.	
26	02/02/2026 1:51 PM ID: 289985210	We think that there is a particular risk that some landlords in the private sector may seek to move or evict sitting tenants for the duration of the Games in order to capitalise on the higher charges they can make	
27	02/02/2026 11:08 PM ID: 290029751	Premises would not have the same conditions or up to the same standards. Licensing should be about safety so this seems contrary to its purpose.	
28	02/02/2026 11:16 PM ID: 290029727	Enforcement thereafter the exemption period of unlicensed operations and the safety of such premises being let out to members of the public for staying. Without proper checks being carried out and properties requiring to meet health and safety standards including checks on the persons letting out a property, there is no guarantee a premise is safe.	
		answered	28
		skipped	42

4. Could any of your concerns detailed be mitigated by way of conditions?

Answer Choices		Response Percent	Response Total	
1	Yes		34.48%	10
2	No		51.72%	15
3	Don't know/No opinion		13.79%	4
		answered	29	
		skipped	41	

If yes, please provide more details. (14)

1	12/12/2025 1:26 PM ID: 286749974	Those with temp permission could sign a legally binding contract to say they will only operate during exemption period and understand they would have to pay a fine if they don't plus lose any other current of future licenses they may hold. Council officers to visit all these addresses within 6 months to check compliance. A short life team to be established to do these checks. Extra fee included in license fee for admin costs. le £200.00. Requirement to have a commercial waste contract. Proof of insurance and electrical safety / fire prevention mitigations.
2	12/12/2025 2:11 PM ID: 286754133	Only existing STL are allowed and followed with the same rigour as normal. Police take the concerns seriously.
3	12/12/2025 5:55 PM ID: 286765941	Only if all licences granted come with a substantial business rate bill attached which needs to be paid before the licence is granted. And all landlords are held to account if

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4. Could any of your concerns detailed be mitigated by way of conditions?

		their short-term let clients "misbehave" during their stay - how will that be policed, or does the Council think that residents have to do it?
4	18/12/2025 8:12 PM ID: 287169885	Not granting short term leases to uninsured and non-checked for compliance properties.
5	18/12/2025 9:45 PM ID: 287180744	The council should enforce the current situation. People will ignore the need for Licences anyway.
6	18/12/2025 10:36 PM ID: 287187787	Give a six month exemption.
7	21/12/2025 10:29 AM ID: 287519867	Set a cap on rents and profits. Ensure all let's are to a high standard and this is actually monitored and action taken where necessary.
8	21/12/2025 10:59 PM ID: 287566274	Any conditions for this two weeks period could readily be ignored. The main problem with all of this is enforcement. We need to stick to a clear bright line rule that short term lets are not allowed. Anything else is a betrayal of the people of Glasgow hoping to rent or own their own home in this phenomenal city.
9	07/01/2026 9:34 AM ID: 288199038	It has been demonstrated over many years that the Licensing Cttee are very limited in their ability to hold bad landlords to book. As I've already commented the Courts are rarely helpful in upholding decisions of the Committee.
10	09/01/2026 2:38 PM ID: 288466072	Possibly, but the safest way to mitigate these concerns is to continue to operate the existing licensing regime.
11	22/01/2026 9:25 PM ID: 289401796	Don't allow it
12	23/01/2026 7:49 AM ID: 289410983	I don't believe so.
13	28/01/2026 3:48 PM ID: 289747191	Work with hotels, to support discounts within the local economy, local transport and council services and amenities to make it more likely to stay in the local hotels.
14	02/02/2026 1:51 PM ID: 289985210	we understand that the Games does generate a temporary requirement for accommodation . The city has a high volume of student accommodation which is likely to be significantly under utilised at this time. We would suggest using this in the first instance and would be happy with exemptions being granted for this type of accommodation (which is already regulated under the HMO regime).We also think that there is minimal risk with house sharing arrangements being granted exemptions ie where the tenant or owner is in residence and makes a spare room available , though there would need to be some level of checking /inspection for this category

5. Could any of your concerns detailed be mitigated by consulting with Police Scotland and/or Scottish Fire and Rescue Service?

Answer Choices		Response Percent	Response Total
1	Yes		16.67% 5
2	No		60.00% 18
3	Don't know/No opinion		23.33% 7

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5. Could any of your concerns detailed be mitigated by consulting with Police Scotland and/or Scottish Fire and Rescue Service?

			answered	30
			skipped	40
If yes, please provide more details. (8)				
1	12/12/2025 1:26 PM ID: 286749974	Premises to be inspected by Fire and Licencee checked for criminal offence Record or civil offences. Relevant documents to be presented with application.		
2	12/12/2025 2:11 PM ID: 286754133	Enforcement in the moment and treated as the criminal matter that it is.		
3	12/12/2025 5:55 PM ID: 286765941	There is a huge waiting time to get through to Police Scotland as it is...Do residents simply call 999 if there is an issue then get ignored because the police are overworked? What can the SFRS do? Nothing...		
4	18/12/2025 9:45 PM ID: 287180744	Council responsibility.		
5	21/12/2025 10:29 AM ID: 287519867	Safety Deterrence Disruption Protect Prevent Persue Prepare		
6	21/12/2025 10:59 PM ID: 287566274	Both these services have better things to do.		
7	07/01/2026 9:34 AM ID: 288199038	Its simply not a priority		
8	09/01/2026 2:38 PM ID: 288466072	Possibly, but the safest way to mitigate these concerns is to continue to operate the existing licensing regime.		

4. Page 4

6. Do you have any other comments on the draft Short Term Lets Temporary Exemption Policy?

Answer Choices			Response Percent	Response Total
1	Open-Ended Question		100.00%	34
1	12/12/2025 1:26 PM ID: 286749974	There should be a dedicated team of council staff set up to deal with this project.		
2	12/12/2025 2:11 PM ID: 286754133	Poorly conceived and needs removal. This is not a good look that the first opportunity to demonstrate the good intentions for the wider population, the council wants to relax the policy.		

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6. Do you have any other comments on the draft Short Term Lets Temporary Exemption Policy?

3	12/12/2025 3:57 PM ID: 286761613	Why should this be necessary. The city should have ensured the infrastructure and facilities were in place prior to accepting to host.
4	12/12/2025 5:55 PM ID: 286765941	This is just another ill-thought out plan by GCC. Maybe keep the hotels in the area as hotels rather than hostels for refugees and asylum seekers. Speak to the student accommodation providers - there are now so many in the city - and get them to let out their rooms to visitors coming to the city for the Commonwealth Games. There are plenty other towns and cities that can accommodate visitors- if GCC makes sure the public transport system works properly. They agreed to this and should have plans in place to make it work without putting the burden on residents and Council Tax payers who are already overburdened due to GCC policies.
5	15/12/2025 9:01 AM ID: 286825515	Consider unintended consequences before implementing and have mitigating conditions in place.
6	18/12/2025 5:29 PM ID: 287134886	What is the fee? If it is too high, then there is less incentive to bother applying.
7	18/12/2025 8:12 PM ID: 287169885	STRONGLY against. Doing so would create the conditions for un-checked properties to be let out, no check for compliance with fire or gas regulations; and income generation that is unlikely to be taxable. Fire, safety, noise/environmental and insurances implications cannot be negated with the proposed conditions.
8	18/12/2025 9:45 PM ID: 287180744	No
9	18/12/2025 10:36 PM ID: 287187787	No
10	19/12/2025 11:05 AM ID: 287285008	Should not go ahead.
11	19/12/2025 3:58 PM ID: 287333574	I am concerned about timescales for applications to be approved given the policy is still in draft. Timescales appear to be closing in rapidly ahead of the games start date.
12	20/12/2025 2:23 PM ID: 287439913	There should be no fee. A fee for short term let exemption will discourage home owners to consider letting their properties.
13	21/12/2025 10:25 AM ID: 287519408	I would be pleasantly surprised if GCC decided not to go ahead with this. However, as with many other so-called public 'consultations' I fear its mind is already made up. This would be disappointing.
14	21/12/2025 10:29 AM ID: 287519867	If you have a policy and standards on procuring let's for homeless - housing issues, surly there is a firm starting position, but only if these are inspected,monitored and action taken when needed. GCC record on this is not great.
15	21/12/2025 10:59 PM ID: 287566274	No, just see above.
16	29/12/2025 10:23 AM ID: 287864957	Should have been authorised a year ago it's very late
17	05/01/2026 9:48 AM ID: 288046365	If licensing does not lead to improved health and safety for visitors why do you have it in place?

6. Do you have any other comments on the draft Short Term Lets Temporary Exemption Policy?

18	06/01/2026 8:32 AM ID: 288116715	where lets have the potential to break the 200 or 800 persons in attendance figure, how will the premises operator (responsible person) ensure that the provisions of the ACT are adhered to by the let holder
19	06/01/2026 12:28 PM ID: 288136526	<p>We have significant concerns regarding both the substance and the operation of the proposed framework.</p> <p>Key issues include:</p> <p>Safety ambiguity: The draft policy contains no explicit confirmation that mandatory licence conditions will apply to temporary exemptions. This creates fundamental uncertainty around basic health and safety standards, including fire safety, gas and electrical certification, and occupancy limits. These requirements exist to protect life and prevent harm. If they are considered essential for guest protection under the standard licensing regime, then they remain essential at all times, particularly during a major international event when properties may be operating at full capacity and hosting visitors unfamiliar with the accommodation or the city. Any suggestion that such safeguards could be relaxed during the Commonwealth Games would be deeply concerning and would expose both guests and the Council to unacceptable risk.</p> <p>In addition, the draft states that the Licensing Authority may consult with Police Scotland and/or the Scottish Fire and Rescue Service, but provides no clarity as to when, why or on what justifiable basis such consultation would occur. If consultation with emergency services is considered necessary for public protection, the policy must set out clear, transparent and proportionate criteria for doing so. Discretion without published justification risks inconsistency, uncertainty and a presumption of risk or poor operator behaviour that is unsupported by evidence.</p> <p>Application feasibility: The suggested four-month lead time places the effective deadline in March. This is unrealistic for casual hosts and small-scale hosts, many of whom will not know whether they wish to apply that far in advance, particularly in the absence of published fee information or confirmed demand. Given that the consultation closes on 2 February, this provides only approximately six weeks to communicate the opportunity, design the application process and enable hosts to make informed decisions, which significantly limits practical participation.</p> <p>Absence of fee information: The draft policy provides no indication of the application fee for a temporary exemption. This prevents potential hosts from making informed commercial decisions about whether participation is financially viable. For many small-scale and casual hosts, particularly in the current financial climate, the fee level may determine whether engagement is possible at all. Any significant fee would act as a strong disincentive to participation and risks undermining the policy's stated objective of increasing lawful accommodation capacity during the Games. Without transparency on fees, the policy lacks basic commercial realism and risks excluding precisely the local businesses it is intended to support, preventing informed commercial decision-making.</p> <p>Planning policy conflict: The requirement for applicants to comply with Glasgow's planning policy introduces significant uncertainty and acts as an immediate deterrent to participation, not least because of the cost, complexity and timescales associated with planning applications. In practice, based on Glasgow's current planning framework and recent determinations, this requirement would restrict eligibility largely to homesharing only. If this is the intention, it must be stated clearly.</p> <p>Glasgow's own published guidance is opaque and provides little meaningful certainty to prospective applicants. It states that there is "no specific number of days" or stays that trigger the need for planning permission and that each case must be assessed on its individual merits. It further indicates that any secondary letting of a flatted property or regular letting of a house to more than one household is "likely" to require permission. This creates a highly risk-averse environment for hosts, particularly casual and small-scale operators.</p> <p>In addition, the expectation that applicants provide scaled drawings, waste management arrangements and commercial evidence further reinforces the perception of complexity and cost. While the guidance notes that short-term availability of 14 days or less for a one-off event may be unlikely to constitute a material change of use, it still advises</p>

6. Do you have any other comments on the draft Short Term Lets Temporary Exemption Policy?

applicants to engage in pre-application discussions with the planning authority, introducing further time, expense and uncertainty.

When combined, these factors make the inclusion of planning compliance within the temporary exemption framework a powerful disincentive to participation and risk severely limiting the effectiveness of the policy in increasing lawful accommodation supply during the Games.

Inconsistent regulatory logic: The draft policy provides no explanation as to why temporary exemptions are considered appropriate during the Commonwealth Games but not at other times of the year. This absence of policy rationale is particularly concerning given the clear legal framework established by Lord Braid in the 2023 Judicial Review of the City of Edinburgh Council's Short-Term Lets Licensing Policy, which confirmed that licensing policies must be rational, proportionate and supported by a coherent evidential basis.

In August 2023, [REDACTED] formally wrote to Glasgow City Council highlighting multiple aspects of its STL policy that were unlawful, irrational and oppressive in light of Lord Braid's decision, including the Council's refusal to offer exemptions and temporary licences without a satisfactory explanation or proportionate justification.

In that correspondence, the ASSC made clear that the absence of a lawful and reasoned basis for refusing exemptions and temporary licences placed the Council's policy at serious legal risk.

Against that background, the introduction of temporary exemptions solely for the period of the Commonwealth Games, without any published risk assessment or explanation as to why such flexibility is safe and appropriate during the Games but not at other times, reinforces the perception of arbitrary and event-driven regulation. Regulation must be grounded in evidence and applied coherently. A policy framework that relaxes constraints only when politically or commercially expedient, without a transparent and legally defensible rationale, fails the tests of proportionality, consistency and fairness articulated by the Court.

Without resolution of these matters, the policy risks excluding legitimate potential hosts while failing to achieve its stated objective of increasing accommodation supply.

Some of our concerns could be mitigated by robust, transparent and proportionate conditions. However, conditions alone cannot remedy the more fundamental issues of legal coherence, policy consistency and regulatory rationale that the draft currently exhibits.

That said, meaningful mitigation would require, at a minimum:

- An explicit statement that all mandatory licence conditions apply to temporary exemptions, particularly those relating to basic health and safety.
- Clear, published guidance on application deadlines, processing times and fees, enabling hosts and operators to make informed commercial decisions.
- Defined and legally coherent criteria explaining how temporary exemptions will interact with licensing and planning controls, consistent with statutory requirements and the principles set out in Lord Braid's 2023 judgment.
- Transparent and consistent decision-making frameworks, including clearly articulated triggers for any discretionary consultation with Police Scotland or the Scottish Fire and Rescue Service, to support compliance and avoid arbitrary outcomes.

Good regulation is achieved through clarity, certainty and proportionality. Conditions can assist, but they cannot substitute for a sound and lawful policy framework.

Could any of our concerns be mitigated by consulting with Police Scotland and/or Scottish Fire and Rescue Service?

Not in the manner currently proposed.

The draft policy states that the Licensing Authority "may" consult with Police Scotland and/or the Scottish Fire and Rescue Service, but provides no explanation of when, why

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6. Do you have any other comments on the draft Short Term Lets Temporary Exemption Policy?

		<p>or on what basis such consultation would occur. This introduces an implicit presumption of risk or poor operator behaviour without any evidential foundation.</p> <p>Regulation must be clear, transparent, justifiable and proportionate. Discretion without defined criteria undermines confidence and risks inconsistent decision-making. If consultation is required, the triggers and circumstances must be clearly articulated in policy.</p> <p>Other comments on the draft Policy:</p> <p>We welcome the proposal that neighbour notification and complaint processes will not apply to temporary exemptions. This is a pragmatic and proportionate approach for a short, time-limited event period.</p> <p>However, in its current form the draft policy lacks the coherence and certainty required to deliver its objectives. Without clear safeguards, consistent standards and workable processes, it risks discouraging lawful participation while failing to provide the accommodation capacity Glasgow needs.</p> <p>We strongly urge the Committee to revise the draft so that temporary exemptions are implemented through good regulation, not reduced regulation, with safety, transparency and fairness at the centre of Glasgow's approach.</p>
20	06/01/2026 5:48 PM ID: 288166181	No
21	07/01/2026 9:34 AM ID: 288199038	I just don't think this has been thoroughly thought through and there are a number of unintended consequences should this be agreed.
22	08/01/2026 11:07 AM ID: 288311853	I think this is a great idea to ease constraints on the city and help reduce Airbnb's charging extortionate rate. It also provides ordinary households with the opportunity to feel part of the games by sharing their house and support athletes and supporters from around the commonwealth.
23	08/01/2026 7:47 PM ID: 288358469	Areas of the city that are favourable to public transport will be unduly disadvantaged as part of this draft policy - please consider the bigger picture.
24	09/01/2026 2:38 PM ID: 288466072	I believe that an exemption of this nature could have considerable negative consequences for high demand areas of the city which already have a high proportion of short term lets, and as such it should not be applied.
25	13/01/2026 4:16 PM ID: 288699361	The timescale for approvals seems very long - the games are 6 months away, this is only being consulted on now so applications won't be available for at least another month or two and they may take up to 4 months to be approved. I don't really understand why you need to apply for exemption, surely it should just be that the Short Term Lets law doesn't apply during the Commonwealth Games.
26	16/01/2026 8:17 AM ID: 288905063	We are a Built to Rent operator in central Glasgow, being able to offer circa 40 luxury apartments for the games is now sought.
27	17/01/2026 2:13 PM ID: 288990741	No
28	23/01/2026 7:49 AM ID: 289410983	The reasons for restricting short term lets remain. Lifting/relaxing them when convenient is ignoring that
29	23/01/2026 4:27 PM ID: 289456211	The law is the law and I don't think any exemption should be made.

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6. Do you have any other comments on the draft Short Term Lets Temporary Exemption Policy?

30	23/01/2026 11:34 PM ID: 289477300	Short term lets should never exist in appaerment blocks. It shows weak politics on your part if you're considering easing the guidelines	
31	28/01/2026 7:33 PM ID: 289762150	I think if provison is controlled to providers already provising longer term regulated accommodation, it may certainly alleviate any shortage & help with price gouging that tends to happen when you have short supply	
32	01/02/2026 7:13 PM ID: 289946000	it would help to boost tourism & local economy if more accomodation options are available during this time period	
33	02/02/2026 11:08 PM ID: 290029751	N/A	
34	02/02/2026 11:16 PM ID: 290029727	There is a question of legality to allow an exemption period for one specific event and not for any future events of a similar nature as the policy is specific to this one event. The previous consultation carried out when the Short Term Let Policy was consulted on overwhelmingly spoke out against temporary exemptions and temporary licences - it seems this wish is now being ignored in favour of a political point score. Allowing an exemption for a set period undermines the whole purpose of the introduction of a licensing regime and will undoubtedly cause greater burden on already stretched services to investigate complaints and reports of unlicensed operations.	
		answered	34
		skipped	36