

**Argyll and Bute Council: Equality and Socio-Economic Impact Assessment
Revised April 2022**

Section 1: About the proposal

Title of Proposal
Short-term let licensing regime

Intended outcome of proposal
To introduce a new licensing regime for short-term let accommodation to meet the new statutory duty on local authorities, with the aim of ensuring that this accommodation sector is safe.

Description of proposal
<p>The licensing scheme was brought in by the Scottish Government under the Civic Government (Scotland) Act 1982 (Licensing of Short-term Lets) Order 2022, with the aim to ensure short-term lets are safe, address issues faced by neighbours, to facilitate local authorities knowing and understanding what is happening in their area, and handling complaints effectively. It also aims to balance the economic and tourism benefits from short-term lets with the needs and concerns of local communities across Argyll and Bute. This is therefore a statutory obligation of the Council.</p> <p>The licensing scheme has defined procedures which allows for consultation with police and fire authorities, public notification, assessment of the suitability of the property and the applicants, and licences which will detail mandatory and, where appropriate, additional conditions. The scheme will be proportionately enforced in accordance with the Councils enforcement policy.</p>

Business Outcome(s) / Corporate Outcome(s) to which the proposal contributes
Applies to all corporate outcomes

Lead officer details:	
Name of lead officer	Alan Morrison
Job title	Regulatory Services Manager
Department	Development and Economic Growth
Appropriate officer details:	
Name of appropriate officer	Fergus Murray
Job title	Head of Development and Economic Growth
Department	Development and Infrastructure
Sign off of EqSEIA	
Date of sign off	05/09/22

Document	Revision date	Authorised by	Date
V1	05/09/22		
V2			

Who will deliver the proposal?

The Councils environmental health service will deliver the licensing regime, working with partners and stakeholders.

The scheme will impact on any persons or organisations that operate a short term let property and on short term let users or neighbours.

Section 2: Evidence used in the course of carrying out EqSEIA

Consultation / engagement

1. Argyll and Bute Councils Short-term Let Officer Steering Group
2. Policy Lead Councilors and Senior Management Team
3. Engagement with partner agencies including Police Scotland, Fire and Rescue and Loch Lomond and the Trossachs Parks Authority
4. Business engagement through Association of Scottish Self Caterers (ASSC)
5. Public consultation exercise on draft licensing policy and specific aspects of the scheme between 15 July and 5 August 2022. 552 responses were received, with a significant majority of respondents agreeing with the Council's proposals. Feedback from the consultation was used to inform the final licensing scheme.
6. Licensing scheme will be considered by Planning, Protective Services and Licensing Committee on the 28 September 2022 and by full Council on the 29 September 2022

Data

A variety of source of information and data have been considered including Scottish Government guidance on short term let licensing, and the Councils Non-Domestic Rates (NDR) database.

Other information

Scottish Government Short-term Lets in Scotland Licensing Scheme guide Parts 1 and 2.

Gaps in evidence

There is uncertainty over the total number of premises falling within this scheme as the details are unknown. Information from databases identifies 2,650 properties on the Non-Domestic Rates (NDR) although it is estimated that numbers will be higher. A cautious approach has however been taken in estimating the total number of properties which will fall within this scheme, and in setting fees and charges and resourcing for the licensing scheme,

Section 3: Impact of proposal

Impact on service users:

	Negative	No impact	Positive	Don't know
Protected characteristics:				
Age		x		
Disability		x		
Ethnicity		x		
Sex		X		
Gender reassignment		X		
Marriage and Civil Partnership		X		
Pregnancy and Maternity		X		
Religion		X		
Sexual Orientation		X		

	Negative	No impact	Positive	Don't know
Fairer Scotland Duty:				
Mainland rural population		X		
Island populations				X
Low income		X		
Low wealth		X		
Material deprivation		X		
Area deprivation		X		
Socio-economic background		X		
Communities of place				X
Communities of interest		X		

If you have identified any impacts on service users, explain what these will be.

No negative impacts identified to protected characteristics and groups

If any 'don't know's have been identified, at what point will impacts on these groups become identifiable?

There are a number of unknowns at present relating to the impact of the licensing scheme on communities of place given that the importance of that sector to the local economy. This may also be exacerbated on the islands.

After the 1 April 20-23, when all existing hosts will require to have applied for the licence, this will provide evidence to review these factors and other implications of the scheme.

Impact on service deliverers (including employees, volunteers etc):

	Negative	No impact	Positive	Don't know
Protected characteristics:				
Age		x		
Disability		X		
Ethnicity		X		
Sex		X		
Gender reassignment		X		
Marriage and Civil Partnership		X		
Pregnancy and Maternity		X		
Religion		X		
Sexual Orientation		X		
Fairer Scotland Duty:				
Mainland rural population		X		
Island populations				X
Low income		X		
Low wealth		X		
Material deprivation		X		
Area deprivation		X		
Socio-economic background		X		
Communities of place				X
Communities of interest		X		

If you have identified any impacts on service users, explain what these will be.

There are no negative impacts from Licensing scheme.

If any 'do not know's have been identified, at what point will impacts on these groups become identifiable?

The impact of the licensing scheme on communities of place and islands given that the importance of that sector to the local economy. After the 1 April 20-23, when all existing hosts will require to have applied for the licence, this will provide evidence to review these factors and other implications of the scheme.

How has 'due regard' been given to any negative impacts that have been identified?

Section 4: Interdependencies

Is this proposal likely to have any knock-on effects for any other activities carried out by or on behalf of the council?

Yes

Details of knock-on effects identified

1. There will be resource implications, as additional resources will be required to deliver the new licensing scheme. As part of this process, there will be increased consultation demand on police and fire authorities and potential impact on Committees who will consider any applications recommended for refusal.
2. An evidence-based assessment will carried out on the impact to local housing provision, planning policy and the need for Short-term Planning Control Areas.

Section 5: Monitoring and review

How will you monitor and evaluate the equality impacts of your proposal?

The Equality and Socio-Economic Impact Assessment will be kept under regular review