

SLOUGH BOROUGH COUNCIL

REPORT TO: Cabinet **DATE:** 20th January 2020

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WARD(S): All

PORTFOLIO: Councillor Pavitar K. Mann –
Cabinet Member for Planning & Regulation

PART I **NON-KEY DECISION**

REFERENCES FROM OVERVIEW AND SCRUTINY – **NEIGHBOURHOODS AND COMMUNITY SERVICES IN SLOUGH**

1. Purpose of Report

To ask Cabinet to consider the recommendation of the Neighbourhoods and Community Services Scrutiny Panel (14th January 2020) with regard to the report on Airbnb planning enforcement in Slough.

2. Recommendation

The Cabinet is requested to resolve that the following recommendation of the meeting of the Neighbourhoods and Community Services Scrutiny Panel be considered:

- That the Cabinet allocate sufficient resources to allow planning enforcement to be considered for all Airbnb properties that require planning permission for change of use. This is intended to safeguard family accommodation.

3. The Slough Joint Wellbeing Strategy, the JSNA and the Five Year Plan

3a Slough Joint Wellbeing Strategy (SJWS) Priorities

- Housing

3b Five Year Plan Outcomes

- Slough will be an attractive place where people choose to live, work and stay
- Our residents will live in good quality homes
- Slough will attract, retain and grow businesses and investment to provide opportunities for our residents.

4. Other Implications

(a) Financial

Officers have not yet had an opportunity to produce an assessment of the financial implications of the recommendation.

(b) Risk Management

Officers have not yet had an opportunity to produce an assessment of the risk management implications of the recommendation.

(c) Human Rights Act and Other Legal Implications

Officers have not yet had an opportunity to produce an assessment of the legal implications of the recommendation.

(d) Equalities Impact Assessment

Officers have not yet had an opportunity to assess whether an Equalities Impact Assessment would be required by the recommendation.

(e) Workforce

Officers have not yet had an opportunity to produce an assessment of the workforce implications of the recommendations.

5. **Supporting Information**

- 5.1 At their meeting on 14th January 2020, the Neighbourhoods and Community Services Scrutiny Panel considered a report regarding the planning enforcement of short term lets, particularly Airbnb properties, in response to a member's question during the previous meeting.
- 5.2 The report included information on the number of Airbnb lets in the Borough and highlighted the main issues to be considered with regard to these short-term lets, including the potential loss of housing stock, "tourist behaviour" and noise disruption, and a loss of community.
- 5.3 It described the challenges facing planners and enforcement officers when it comes to defining the length of a 'short term' let, and when a material change of use has occurred. It stated that most local authorities apply a rule of thumb that if a property is let either for more than 90 days, or on more than 10 separate occasions in a calendar year, a change of use has occurred.
- 5.4 It also stated that currently enforcement investigations are triggered by neighbours' complaints, which are small in number. To proactively investigate all the properties advertised on the Airbnb website will take significant resources.
- 5.5 The report recommended that appropriate information be displayed on the Council website to inform property owners that short term lets may require planning permission, and whilst there may be some benefits in terms of local economic benefits, this has been considered against whether the impact of short term lets has a detrimental impact on neighbouring residents amenities, the Council's housing land supply and sustainable communities.
- 5.6 However, the Panel agreed that given the current housing need in Slough and the impact of short lets on family accommodation and the community, the Council needs to take immediate action to effectively control this part of the economy and provide good housing for Slough residents.

6. **Conclusion**

Cabinet is requested to consider the recommendation from the meeting of the Neighbourhoods and Community Services Scrutiny Panel.

7. **Background Documents**

‘1’ Agenda papers and minutes, Neighbourhoods and Community Services Scrutiny Panel (14th January 2020).