

**NOTICE OF MOTION****“PARTY HOUSES” – SHORT-TERM LETS**

- (1) This council notes with concern the ongoing issues raised by residents in neighbouring properties to ‘party houses’, many relating to alcohol abuse, noise disturbance, littering and vandalism. Whilst the vast majority of visitors to our city enjoy themselves without these issues and are very welcome here, we hear residents’ concerns and wish to build on previous work conducted by the council in order to take action against the exceptions.
- (2) This council recognises that it currently does not possess the powers to intervene and regulate these properties, and that this is a problem faced by many local authorities across the country.
- (3) This council deems it reasonable to request sufficient delegated powers to regulate the commercial lets market in the interests of residents, particularly in tourist destination authorities like Brighton & Hove.

Therefore, this council

- (1) Asks the Chief Executive:
  - (a) to write to AirBnB welcoming the consultation on registration, stipulating that council will participate; and to request AirBnB and short-term holiday let companies to consider creating a shareable register of reliable hosts,
  - (b) to write to the Secretary of State for Housing, Communities and Local Government to request:
    - (i) government revisit the planning Use Classes Order with potential introduction of a ‘Holiday Lettings Class’;
    - (ii) charging business rates to landlords of HMOs, party houses and AirBnB properties
    - (iii) the delegation of additional powers to local authorities, in order to allow the regulation of commercial short-term holiday lets, often known locally as ‘party houses.’
- (2) Requests that Tourism, Equalities, Communities & Culture Committee commission a report exploring the principle in planning caselaw from Richmond, Kensington & Chelsea and Cambridge, which stipulates a material change of use had occurred in party houses; and outlining the potential significance for BHCC.

