

David Girvan
City of Edinburgh Council
City Chambers
High Street
EDINBURGH
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By email

Dear David

Joint Letter on Behalf of the Edinburgh Chamber of Commerce (ECC) and the Edinburgh Tourism Action Group (ETAG) re Proposed Short Term Let Legislation

We write this letter on behalf of our respective organisations in relation to the above proposed legislation which we understand the City of Edinburgh Council is planning to implement. We have each separately and jointly been approached by some of our members on this issue, and wanted to take this opportunity to put forward some of the thoughts, concerns and suggestions which they have shared with us as to its' implementation.

We fully understand the issues which Edinburgh faces with certain elements of the short term let market and which have prompted the city council to take the action it is taking. The perceived impact on affordable housing, absentee landlords, anti-social behavior and excess noise and disruption which some residents face is not acceptable and we recognize that the city council has a responsibility on behalf of all residents to take action to address these issues. However, understanding also that this legislation will go forward, we feel that a level of balance and fairness needs to be applied to its' implementation to protect Edinburgh's long established and responsible short term let providers and the necessary diversity they bring to the city's accommodation offering. Specifically:

- Responsible short term let providers don't only make a significant contribution to our critical visitor economy, but our culture and festival sectors by providing affordable and flexible accommodation for artists and performers who take part in the city's 11 festivals annually.
- They also provide much needed short term accommodation to people relocating to the city to work or study here, as they transition to more permanent situations.
- They are used by large corporate businesses who are placing staff in the city on a short term basis, as a cost effective alternative to hotel accommodation.
- Film companies who need to accommodate their staff whilst working from the new film studios in the city use short term lets.
- They are also used by local families who need temporary accommodation whilst they carry out insurance or renovation work, families who wish to holiday affordably in the city and would not stay in a hotel, and visiting academics who often travel with their families.

In taking a balanced approach to implementation, there are a number of suggestions which have been put forward by our members which we think should be explored, such as noise monitoring solutions, grandfather rights for professional local agents who have been responsibly letting for 10 years or more, and regulations around minimum stays and maximum occupancy. We'd be happy to facilitate further discussions on these proposals.

From our previous conversations, we understand that the City Council is planning a consultation on this issue at some point over the summer and both ECC and ETAG will wish to fully engage with that when it is launched. We also note your offer to participate in a roundtable session with our members as part of that consultation, and we would be delighted to arrange this as part of that process.

We look forward to hearing from you and continuing constructive conversations on this issue for the benefit of both the city's residents and its' diverse economy.

Yours sincerely,



Liz McAreavey
CEO
Edinburgh Chamber of Commerce

Donald Emslie
Chair
Edinburgh Tourism Action Group