



8th June 2023

Dear Paul and Richard,

Following today's legal ruling in at the Outer House of the Court of Session, which found in favour of the four petitioners in the Judicial Review of City of Edinburgh Council's Short-Term Let Licensing Policy, I am contacting you to request an urgent meeting to discuss the wider implications of this decision.

As Lord Braid's judgement makes clear, the Council's policy is unlawful at common law in respect of the rebuttable presumption against granting a short-term let license. He also found it was unlawful in respect of the lack of provision for temporary licenses, as well as the stipulation about floor coverings for all secondary lets. Significantly, Edinburgh's policy also contravenes the Provision of Services Regulations 2009.

Previous correspondence from the ASSC has indicated our profound concerns at the remaining outstanding issues concerning short-term let regulation and the need to act swiftly to get them resolved. We firmly believe that today's judgement has broader ramifications and calls into question whether the Scottish Government's licensing scheme can survive in its current form and that a full repeal might be necessary.

As you are aware, the ASSC has always taken a proactive approach towards regulation, putting forward a number of recommendations over the years to ensure a fairer and more balanced regulatory regime. We believe that we now must act immediately to find pragmatic, fair and proportionate policy solutions on this issue. We must work collaboratively to protect Scotland's £867m self-catering industry and not burden small businesses who do so much to promote and enhance the country's unique tourism offering and boost local economies.

Please let me know at your earliest convenience when you both might be available to meet.

Yours sincerely,

Fiona Campbell
Chief Executive