

# Short Term Lets Licensing Statistics, Scotland, to 31 March 2023

## Key Points

- Since the Short Term Lets Licensing Scheme opening to receive applications on 1 October 2022 there have been a total of 2,587 valid applications received by local authorities up to 31 March 2023, with 1,178 received during the quarter Oct to Dec 2022 and 1,409 received during Jan to Mar 2023.
- Local authorities with the highest numbers of total valid applications received include Highland (920), Dumfries and Galloway (436) and Fife (300), which together account for almost two-thirds (1,656 or 64%) of all valid applications received up to 31 March 2023. There has been a relatively low number of applications for City of Edinburgh (90), Glasgow City (78), and other urban local authorities such as Aberdeen City (32) and Dundee (18).
- Applications as a rate per 10,000 dwellings have been highest in Na h-Eileanan Siar (78 per 10,000 dwellings), Highland (75), Dumfries and Galloway (57) and Orkney (44), whilst there has been a relatively low rate of applications for City of Edinburgh (3.4), Glasgow City (2.4) and other urban local authorities such as Aberdeen City (2.6) and Dundee City (2.4).
- Nearly all (2,569 or 99%) of the total 2,587 valid applications received up to 31 March 2023 have been for a full licence, with 9 (0.3%) being for a temporary licence and 9 (0.3%) being for a temporary exemption.
- Information on the provisional or new status of the licence application, as per the quarter the application was received, is available for 2,046 (80%) applications of valid applications. Of these, 1,788 (87%) have been for provisional licences (i.e. applications from existing hosts) and 258 (13%) have been for new licences (i.e. applications from new operators/hosts or for properties previously unlet before 1<sup>st</sup> October 2022).
- As at 31 March 2023, 1,625 (63%) of the 2,587 valid applications received were pending determination, 848 (33%) had been granted with no additional conditions, 102 (3%) had been granted with additional conditions, 12 (0.5%) had been withdrawn, and none had been refused, revoked, suspended or lapsed.
- Of the 950 applications granted by 31 March 2023, 14 were decided in October to December 2022, and 936 were decided in January to March 2023.
- Of the 2,587 total valid applications received by 31 March 2023, the majority (2,107 or 81%) relate to secondary letting (i.e. where a non-primary residence is let out), with 271 (10%) being for home sharing, 129 (5%) for home letting, and 80 (3%) for a mixture of home sharing and letting. A total of 1,094 (42%) applications were in relation to lets for detached houses, 379 (15%) for semi-detached houses, 289 (11%) for terraced houses, 577 (22%) for self-contained flats, and 248 (10%) for unconventional dwellings.

- As at 31 March 2023 there were a total of 2,085 licences or exemptions in operation, consisting of 943 (45%) full licences, 1,135 (54%) provisional licences pending a final decision, 2 (0.1%) temporary licences, and 5 (0.2%) temporary exemptions.
- Information on EPC rating is available for 51% (1,065) of the 2,095 licences or exemptions in operation. Of these the majority (79% or 839 licences) had a rating of band C, D or E, with 10% (106 licences) having the highest ratings of A or B, and 11% (120 licences) having the lowest ratings of F or G
- Accommodation information has been provided for 96% (2,010) of the 2,085 licenses or exemptions in operation, equating to a total of 2,295 accommodation units. Information on the number of bedrooms was provided for all but 1 licence, totalling 5,640 bedrooms, whilst information on the maximum occupancy was provided for all but 3 licences, equating to a total maximum occupancy of 10,969 people.

## Introduction

This is the first statistical publication reporting on the operation of the short term lets licensing scheme under the Civic Government (Scotland) Act 1982 (Licensing of Short-term Lets) Order 2022.

Local authority licensing schemes opened to receive applications from 1 October 2022, although existing hosts and operators have until 1 October 2023 to apply for a licence and can continue operating whilst their applications are being determined. After this date they will not be able to operate until they make an application and a licence has been granted.

This publication reports on data from the first two reporting quarters Oct to Dec 2022 and Jan to Mar 2023. Future publications are intended to be on a quarterly basis, with the next publication covering the period April to June 2023 planned for around late October 2023. Further information on the operational context and data collection and data quality is available in the [Data and Methodology section](#).

The supporting documents Excel file for this publication includes Excel versions of the charts and tables presented, along with further more detailed tables at a Scotland, local authority and data zone area level.

### **An Official Statistics Publication for Scotland**

These statistics are designated as Official Statistics in accordance with the Statistics and Service Registration Act 2007. They have been produced to high professional standards set out in the [Code of Practice for Statistics](#).

Further information on Official Statistics is published by the [UK Statistics Authority](#).

# Summary of total valid applications received, granted and in operation

Table 1 below provides a high level summary overview of the number of valid applications received, granted and in operation as at 31 March 2023.

This shows that since the licensing scheme opening to receive applications on 1 October 2022 there have been a total of 2,587 valid applications received by local authorities up to 31 March 2023, with 1,178 received during the quarter October to December 2022 and 1,409 received during January to March 2023.

Of the 2,587 applications received, 950 (37%) licences had been granted as at 31 March 2023. Of the 950 licences granted, 740 had been received during October to December 2022, and 210 during January to March 2023.

A total of 1,625 (63%) of applications received were pending determination as at 31 March 2023, of which 433 had been received during October to December and 1,192 during January to March 2023.

A further 12 (0.5%) of applications received had been withdrawn as at 31 March 2023. None had been refused, revoked, suspended or lapsed.

**Table 1: Summary of total valid applications received, granted and in operation, as at end March 2023**

	Received during Oct to Dec 2022	Received during Jan to Mar 2023	Total received as at end Mar 2023	Licences in Operation as at end Mar 2023
Valid applications	1,178	1,409	2,587	2,085
Licences granted, as at end Mar 2023	740	210	950	950
Applications pending determination, as at end Mar 2023	433	1,192	1,625	---
Applications withdrawn by applicant, as at end Mar 2023	5	7	12	---
Applications refused / revoked / suspended / lapsed, as at end Mar 2023	0	0	0	---
Provisional licences in operation, as at end Mar 2023	354	781	---	1,135

There were a total of 2,085 licences in operation as at 31 March 2023, consisting of 950 applications granted along with 1,135 provisional licences in operation issued to existing hosts/operators, pending a final decision.

# Applications received

There have been a total of 2,587 valid applications received between the opening of the licensing scheme on 1 October 2022 up to 31 March 2023.

Local authorities with the highest numbers of valid applications received include Highland (920), Dumfries and Galloway (436) and Fife (300), which together account for almost two-thirds (1,656 or 64%) of all valid applications received up to 31 March 2023. Local authorities with the lowest numbers include Inverclyde (1), East Renfrewshire (2) and Stirling (3). There was a relatively low number of applications for both City of Edinburgh (90) and Glasgow City (78), and other urban local authorities such as Aberdeen City (32) and Dundee City (18).

Applications as a rate per 10,000 dwellings have been highest in Na h-Eileanan Siar (78 per 10,000 dwellings), Highland (75), Dumfries and Galloway (57) and Orkney (44). There was a relatively low rate of applications for both City of Edinburgh (3.4) and Glasgow City (2.4) and other urban local authorities such as Aberdeen City (2.6) and Dundee City (2.4). Table 2 and Map A below present information on the rates of applications received per 10,000 dwellings across different local authority areas.

Note that the rates per 10,000 dwellings figures are based on a comparison to the total number of residential dwellings as from National Records of Scotland dwelling estimates for 2022. This provides an indication of the scale of short term let applications to total residential dwellings in each area, although isn't a fully like-for-like comparison given that not all short term let dwellings will necessarily be residential dwellings, such as yurts or camping pods in a field.

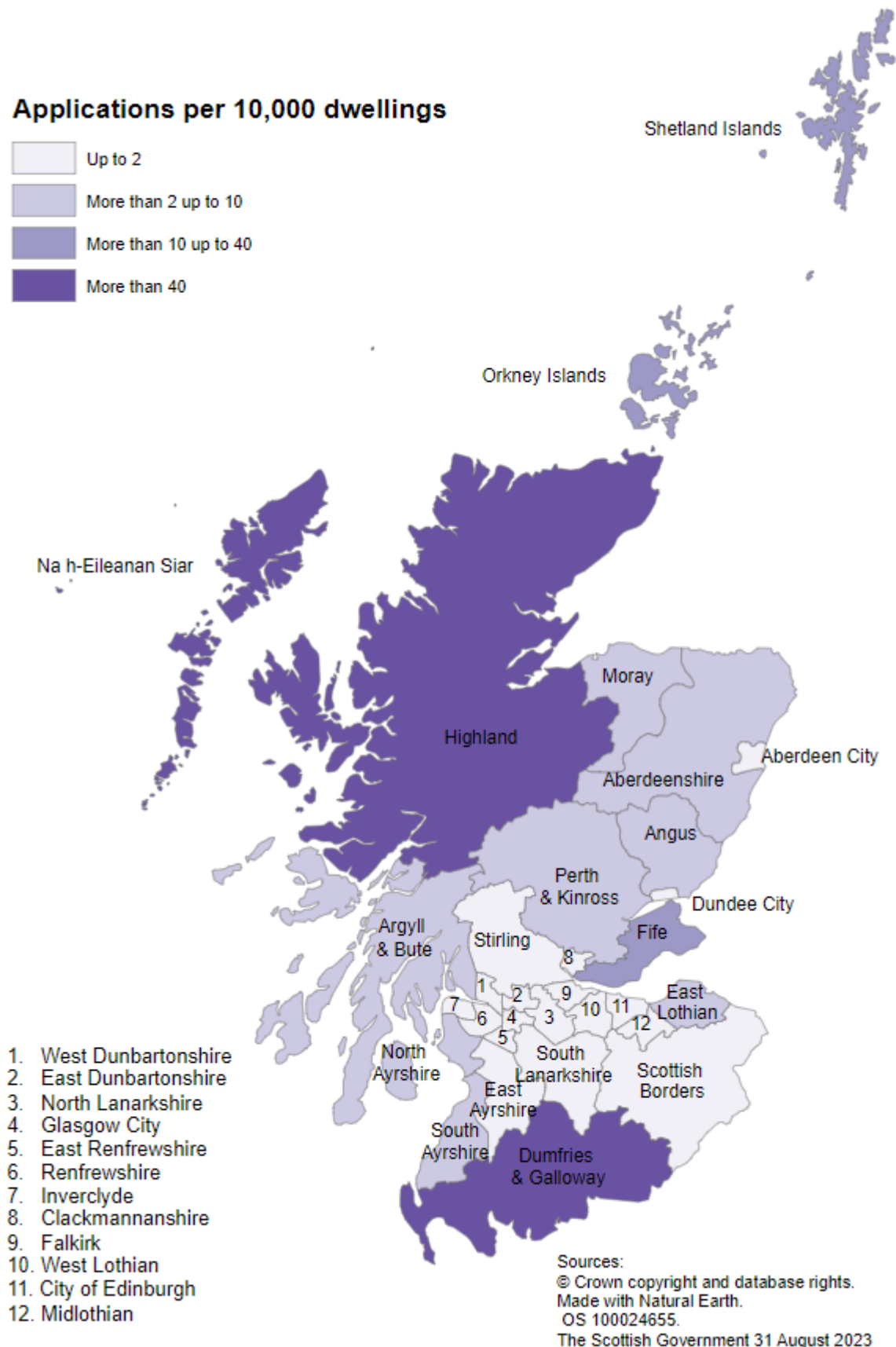
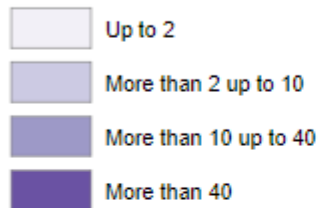
**Table 2: Total valid applications received to 31 March 2023 per 10,000 dwellings, by local authority, ordered by highest rates per 10,000 dwellings (dwellings figures based on the total number of residential dwellings from National Records of Scotland estimates for 2022)**

Local Authority	Total valid applications received to end Mar 2023	Total received per 10,000 dwellings
<b>Scotland</b>	<b>2,587</b>	<b>9.6</b>
Na h-Eileanan Siar	117	78.1
Highland	920	75.3
Dumfries & Galloway	436	57.4
Orkney	51	43.9
Fife	300	16.5

Shetland	19	16.5
Perth & Kinross	87	11.6
Argyll & Bute	46	9.4
East Lothian	47	9.1
South Ayrshire	51	9.0
Moray	35	7.5
Aberdeenshire	89	7.3
North Ayrshire	44	6.3
Angus	21	3.6
Edinburgh, City of	90	3.4
Clackmannanshire	8	3.2
Aberdeen City	32	2.6
Midlothian	11	2.5
Scottish Borders	15	2.5
Dundee City	18	2.4
Glasgow City	78	2.4
West Dunbartonshire	9	2.0
East Ayrshire	9	1.5
Falkirk	8	1.0
East Dunbartonshire	4	0.8
South Lanarkshire	13	0.8
West Lothian	7	0.8
Renfrewshire	6	0.7
Stirling	3	0.7
North Lanarkshire	10	0.6
East Renfrewshire	2	0.5
Inverclyde	1	0.3

**Map A: Valid applications received per 10,000 dwellings as at 31 March 2023, by local authority area (dwellings figures based on the total number of residential dwellings from National Records of Scotland estimates for 2022)**

**Applications per 10,000 dwellings**



Information on the number of applications received can also be presented at smaller geographies such as by statistical data zone area, based on the property address postcode. Statistical data zones are the key geography for the dissemination of small area statistics in Scotland, designed to have roughly standard sized populations of 500 to 1,000 household residents.

Table 3 in the supporting documents Excel workbook lists the number of valid applications received by individual data zone area, along with the corresponding rates per 1,000 dwellings. A total of 957 data zones have had at least one valid application received to 31 March 2023, which equates to 14% of the total 6,796 data zones in Scotland.

The data zones with the highest rates of applications received per 1,000 dwellings are summarised in Table 2 below.

**Table 3: Total valid applications received to 31 March 2023 per 1,000 dwellings, by data zone area, areas with highest rates per 1,000 dwellings (dwellings figures based on the total number of residential dwellings from National Records of Scotland estimates for 2022)**

Data zone	Data zone name	Local authority area	Applications received to end Mar 2023	Dwellings estimates 2022	Applications received per 1,000 dwellings
S01007521	Gatehouse - 01	Dumfries and Galloway	28	292	96
S01010668	Loch Ness - 05	Highland	47	642	73
S01007544	Dalbeattie Rural - 01	Dumfries and Galloway	46	715	64
S01007596	New Abbey - 04	Dumfries and Galloway	19	296	64
S01009726	The Scores	Fife	13	272	48
S01009721	St Andrews Town Centre	Fife	12	253	47
S01010685	Skye North West - 04	Highland	19	404	47
S01007531	Kirkcudbright - 06	Dumfries and Galloway	17	370	46
S01010525	Lochaber East and North - 02	Highland	16	350	46
S01007530	Kirkcudbright - 05	Dumfries and Galloway	11	264	42

The supporting documents Excel workbook Scotland Summary Table A provides information on the applications received by type of licence. Of the total of 2,587 valid applications received up to 31 March 2023, nearly all (2,569 or 99%) have been for a full licence, with 9 (0.3%) being for a temporary licence and 9 (0.3%) being for a temporary exemption.

For applications received from an existing operator/host before 1 October 2023, the application receives a provisional licence under which the host can continue operating until a determination is made. When an application which has received a provisional licence is granted, the provisional licence is changed to a full licence.

For applications received from new operators/hosts and for properties that were previously unlet before 1<sup>st</sup> October 2022, no provisional licences are issued and these properties can not be let out until a licence is granted.

Of the 2,569 valid applications received for a full licence, information on the provisional or new status of the licence application, as per the quarter the application was received is available for 2,046 (80%) applications. Of these, 1,788 (87%) have been for provisional licences (i.e. applications from existing hosts) and 258 (13%) have been for new licences (i.e. applications from new operators/hosts or for properties previously unlet before 1<sup>st</sup> October 2022).

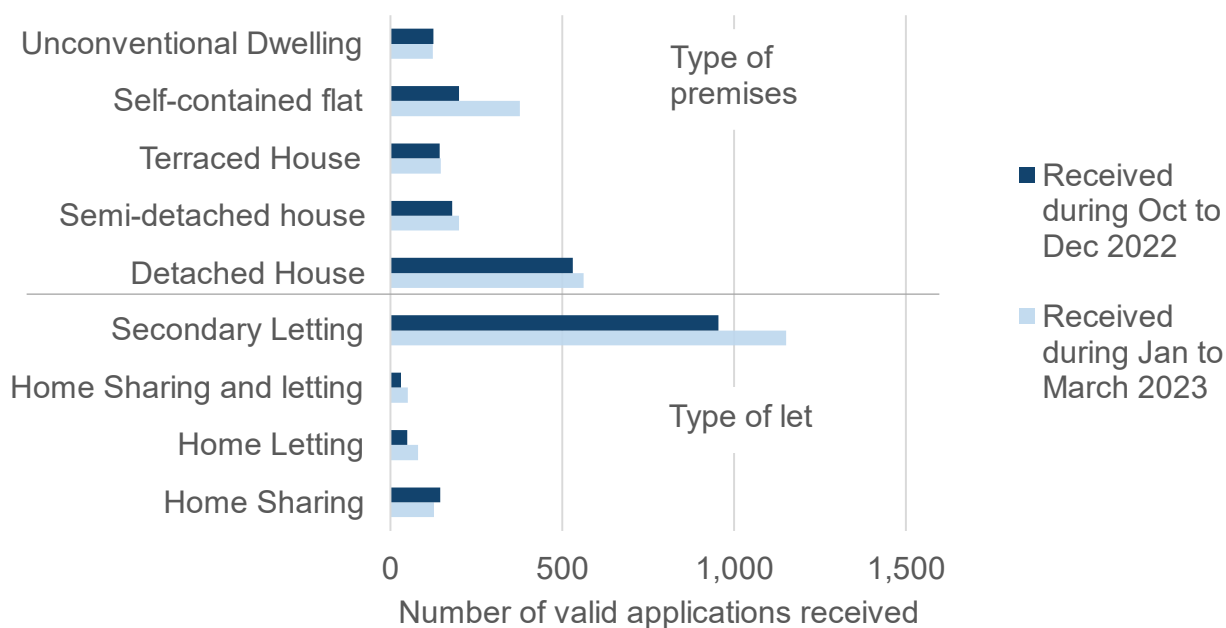
Chart 1 below illustrates the numbers of applications received each quarter by type of let and premises. Of the total 2,587 valid applications received by 31 March 2023, the majority (2,107 or 81%) relate to secondary letting, with 271 (10%) for home sharing, 129 (5%) for home letting, and 80 (3%) for a mixture of home sharing and letting.

A total of 1,094 (42%) applications were in relation to lets for detached houses, 379 (15%) for semi-detached houses, 289 (11%) for terraced houses, 577 (22%) for self-contained flats, and 248 (10%) for unconventional dwellings such as yurts or camping pods etc.

The numbers of applications received by type across each quarter seem broadly similar over the two quarterly time periods, although with some increases seen over the latest quarter January to March 2023 in the number of applications for self-contained flats and for letting categories other than home sharing.



**Chart 1: Valid applications received each quarter, by type of premises and let**



Tables A and B in the supporting Excel document show the number of applications received by each local authority, by type of premises and type of let respectively.

This shows some variations in the proportions of types of premises across different local authority areas, some of which may reflect different underlying profiles of total dwellings in each area. For example 82% of applications received in Na h-Eileanan Siar have been in relation to lets for detached houses, whilst 72% of applications in Aberdeen City and Dundee City, and 64% of applications in Edinburgh, have been in relation to self-contained flats.

In terms of types of let, only 13% of applications received in Edinburgh, 21% of applications received in Glasgow, and 36% of applications received in Midlothian, have been for secondary letting, with these areas having higher proportions of applications across the total remaining home sharing / letting categories. In particular, 59% of applications in Glasgow were for home sharing.

## Status of applications received

Of the 2,587 valid applications received by local authorities by 31 March 2023, 950 (37%) had been granted as at end March 2023. Of these 950 applications granted, 740 were for applications received during October to December 2022 and 210 for applications received during January to March 2023.

Of the 950 applications granted, 848 had been granted without condition. Of these 848 applications, 679 were received in October to December 2022, and 169 of were received in January to March 2023.

A further 102 valid applications were granted with additional conditions. Of these, 61 were applications received in October to December 2022, and 41 were applications received in January to March 2023

A total of 1,625 (63%) of valid applications received were pending determination as at 31 March 2023, of which 433 had been received during October to December 2022 and 1,192 received during January to March 2023.

A total of 12 (0.5%) of applications received had been withdrawn as at 31 March 2023, and none had been refused, revoked, suspended or lapsed.

Chart 2 below illustrates the numbers of applications received by 31 March 2023 by status.

**Chart 2: Status of applications as at 31 March 2023, by quarter received**

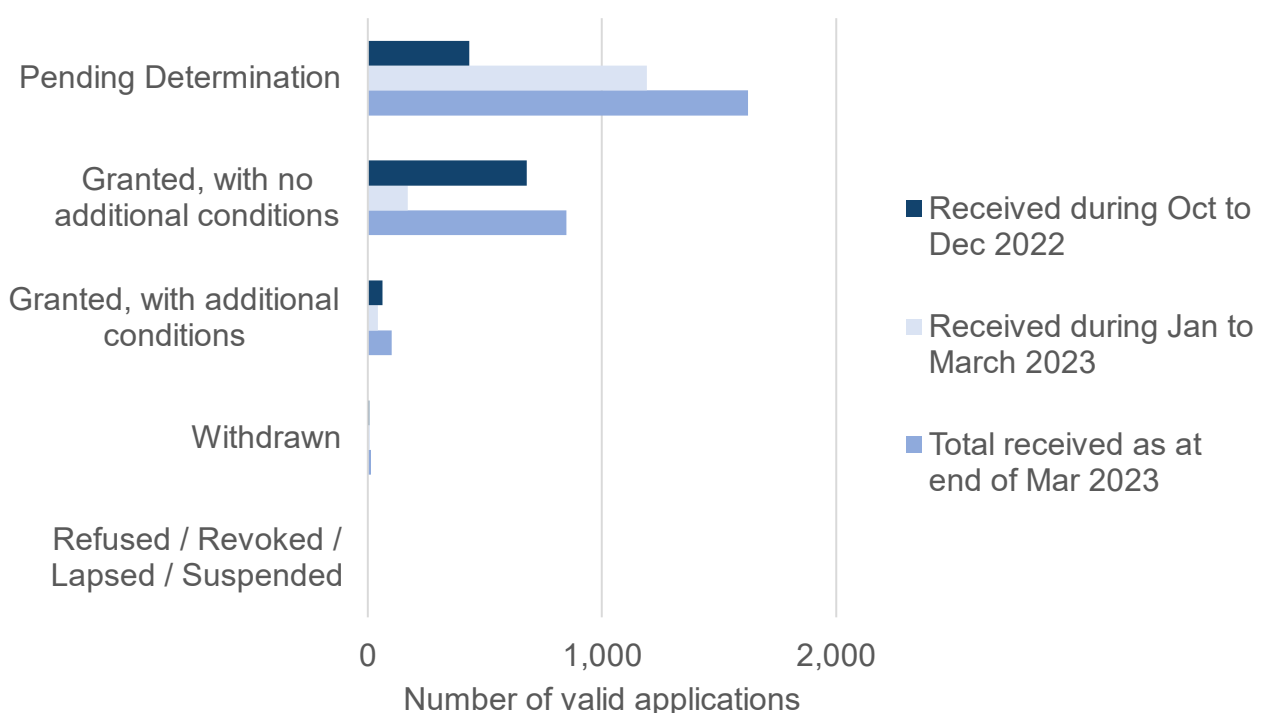


Table C in the supporting Excel document provides information on the number of applications received by each local authority by status as at 31 March 2023.

This shows that of the 848 applications approved with no additional conditions, 396 of these were in Highland, 203 were in Dumfries & Galloway, 81 were in Fife and 40 were in Perth and Kinross.

Of the 102 applications granted with additional conditions, 85% of these were in Na h-Eileanan Siar (87), where the local authority have set out as part of their licencing policy statement three additional conditions which will apply to all short-term let

properties<sup>1</sup>, covering conditions around solid or liquid fuel fires or boilers, prevention of nuisance and disturbance, and equipment provided for guests.

Of the 12 withdrawn applications, five were in Glasgow City, and three were in The City of Edinburgh, with the remaining in Orkney (2), Perth and Kinross (1), and South Ayrshire (1).

As at 31 March 2023, authorities who had reported that all (i.e. 100%) of valid applications received by end March 2023 were still to be determined included Angus, Midlothian, North Ayrshire, North Lanarkshire, Scottish Borders and South Lanarkshire. Authorities with the highest proportions of applications granted (either with or without additional conditions) included Na h-Eileanan Siar (74%), Dumfries and Galloway (47%), Perth and Kinross (46%) and Highland (43%).

Scotland summary, table D, in the supporting Excel workbook provides information on the status of applications by the quarter that the decision was made. This shows that very few (14) applications granted were decided during October to December 2022, with most (936) of the total of 950 applications granted having been decided during January to March 2023.

## Licences in operation

Local authorities with the highest numbers of total licences in operation include Highland (847), Dumfries and Galloway (332) and Fife (271), which together account for over two-thirds (1,450 or 70%) of all licences in operation as at 31 March 2023. Local authorities with the lowest numbers include Clackmannanshire (0), Inverclyde (0), Midlothian (0), Scottish Borders (0), South Lanarkshire (0), Stirling (0) and East Renfrewshire (1). There was a relatively low number of licences in operation in both City of Edinburgh (43) and Glasgow City (63) and other urban local authorities such as Aberdeen City (23) and Dundee City (14).

The number of total licences in operation by local authority area is set out in Table 4 and Map B below, which presents information on the rates of licences in operation per 10,000 dwellings. Local authorities with the highest rates of valid applications received include Highland and Na h-Eileanan Siar (with 69 and 63 licences per 10,000 dwellings, respectively) and Dumfries and Galloway (44). There was a relatively low rate of total licences in operation in both City of Edinburgh (1.6) and Glasgow City (2.0) and other urban local authorities such as Aberdeen City (1.9) and Dundee City (1.8).

Note that the rates per 10,000 dwellings figures are based on a comparison to the total number of residential dwellings as from National Records of Scotland estimates. This provides an indication of the scale of short term let licences to total

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<sup>1</sup> See Mandatory Conditions as set out in Section 10 of [Standard Committee report \(cne-siar.gov.uk\)](https://www.cne-siar.gov.uk)

residential dwellings in each area, although isn't a fully like-for-like comparison given that not all short term let dwellings will necessarily be residential dwellings.

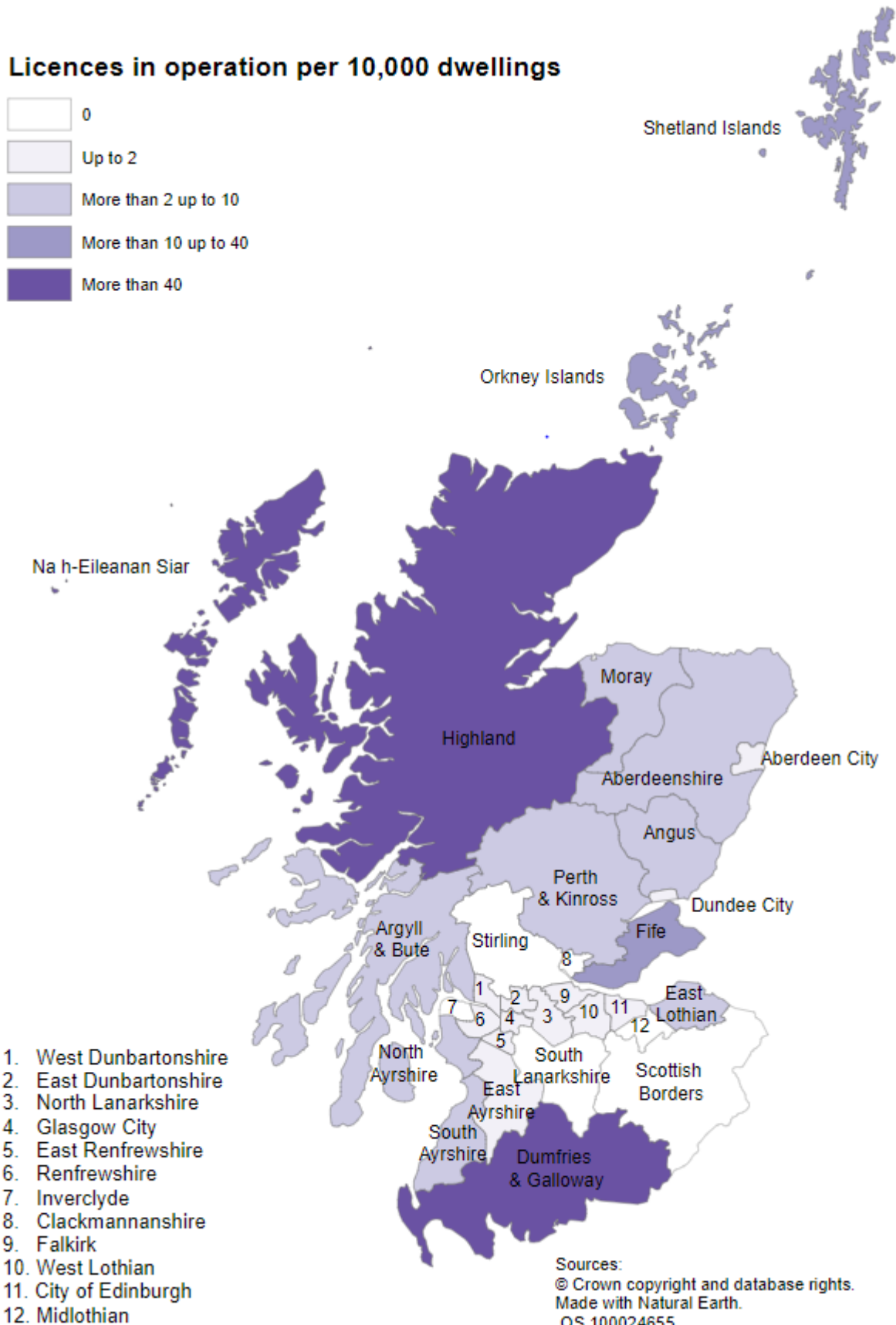
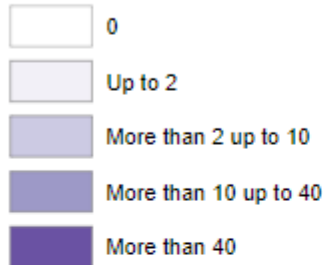
**Table 4: Total licences in operation as at 31 March 2023 per 10,000 dwellings, by local authority, ordered by highest rates per 10,000 dwellings (dwellings figures based on the total number of residential dwellings from National Records of Scotland estimates for 2022)**

Local Authority	Total Licences in operation	Total received per 10,000 dwellings
<b>Scotland</b>	<b>2,085</b>	<b>7.7</b>
Highland	847	69.3
Na h-Eileanan Siar	95	63.4
Dumfries & Galloway	332	43.7
Orkney Islands	43	37.0
Shetland Islands	19	16.5
Fife	271	14.9
Perth & Kinross	70	9.3
East Lothian	40	7.8
Moray	33	7.1
Argyll & Bute	26	5.3
Aberdeenshire	59	4.9
South Ayrshire	22	3.9
North Ayrshire	22	3.2
Angus	17	2.9
Glasgow	63	2.0
Aberdeen City	23	1.9
Dundee City	14	1.8
Edinburgh City	43	1.6

West Dunbartonshire	7	1.5
East Ayrshire	8	1.3
East Dunbartonshire	4	0.8
North Lanarkshire	10	0.6
Falkirk	4	0.5
Renfrewshire	4	0.4
West Lothian	3	0.4
East Renfrewshire	1	0.2
Clackmannanshire	0	0.0
Inverclyde	0	0.0
Midlothian	0	0.0
Scottish Borders	0	0.0
South Lanarkshire	0	0.0
Stirling	0	0.0

**Map B: Licences in operation per 10,000 dwellings as at 31 March 2023, by type and local authority area (dwellings figures based on the total number of residential dwellings from National Records of Scotland estimates for 2022)**

**Licences in operation per 10,000 dwellings**



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 OS 100024655.  
 The Scottish Government 31 August 2023

Table 5 in the supporting documents Excel workbook lists the number of licences in operation by individual data zone area, along with the corresponding rates per 1,000 dwellings. A total of 759 data zones have had at least one valid application received to 31 March 2023, which equates to 11% of the total 6,796 data zones in Scotland.

The data zones with the highest rates per 1,000 dwellings are summarised in Table 3 below.

**Table 5: Licences in operation per 1,000 dwellings, by data zone area, highest ten rates (dwellings figures based on the total number of residential dwellings from National Records of Scotland estimates for 2022)**

Data zone	Data zone name	Local authority area	Licences in operation as at end Mar 2023	Dwellings estimates 2022	Licences in operation per 1,000 dwellings
S01010668	Loch Ness - 05	Highland	47	642	73
S01007521	Gatehouse - 01	Dumfries and Galloway	21	292	72
S01007544	Dalbeattie Rural - 01	Dumfries and Galloway	36	715	50
S01009721	St Andrews Town Centre	Fife	12	253	47
S01007596	New Abbey - 04	Dumfries and Galloway	14	296	47
S01010685	Skye North West - 04	Highland	18	404	45
S01007531	Kirkcudbright - 06	Dumfries and Galloway	16	370	43
S01010525	Lochaber East and North - 02	Highland	14	350	40
S01009723	St Andrews Abbey	Fife	14	374	37
S01010684	Skye North West - 03	Highland	19	511	37

The supporting documents Excel Table 4 and Scotland Summary Table F along with Chart 3 below set out information on the number of licences or exemptions in operation by type.

As at 31 March 2023 there were a total of 2,085 licences or exemptions in operation, consisting of 943 (45%) full licences, 1,135 (54%) provisional licences, 2 (0.1%) temporary licences, and 5 (0.2%) temporary exemptions.

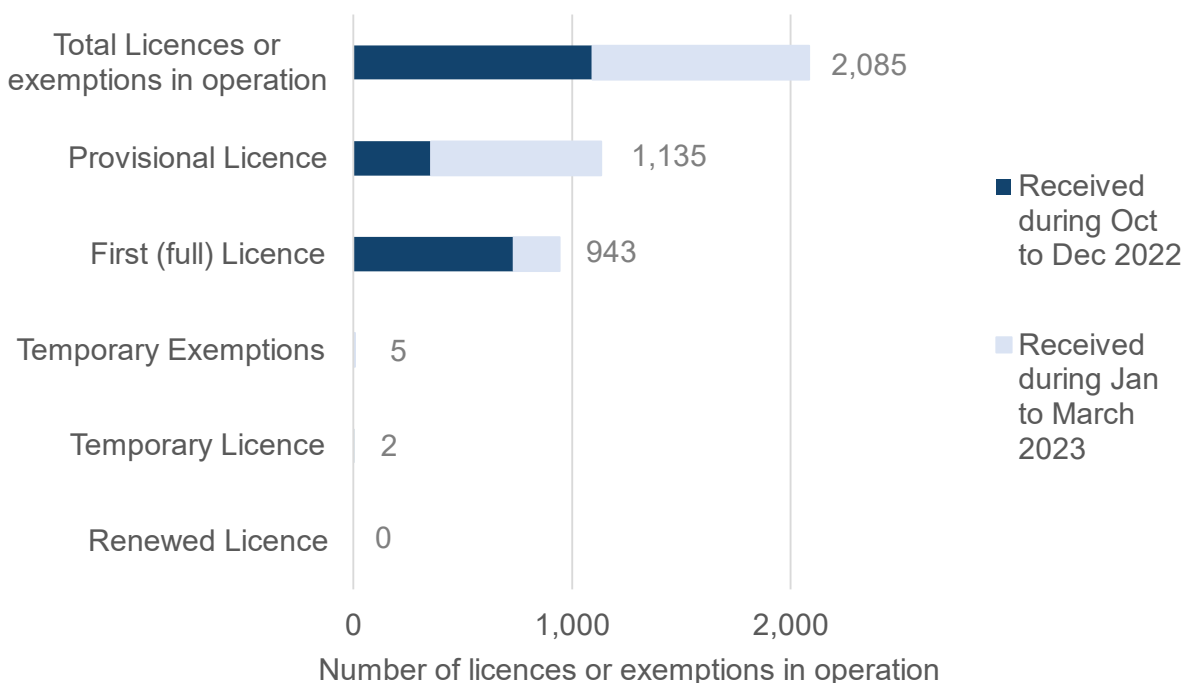
Of the 943 full licences in operation, 734 were received between October and December 2022, and 209 were received between January and March 2023.

Of the 1,135 provisional licences in operation, 354 were received between October 2022, and 781 were received between January to December 2023.

Two temporary licences have been granted, one in City of Edinburgh and one in Perth and Kinross, both received in October to December 2022. Five exemptions have been granted, all in City of Edinburgh, of which four were received in October to December 2022, and one was received in January to March 2023.

Local authorities in which full licences make up a high proportion of all licences in operation include Na h-Eileanan Siar in which full licences account for 87 (92%) of all 95 licences in operation, and Shetland in which full licences account for 17 (89%) of all 19 licences in operation. Local authorities in which provisional licences account for all (i.e. 100%) of licences in operation include Angus (17 total licences of which all are provisional), North Ayrshire (22 of which all are provisional) and South Ayrshire (22 of which all are provisional).

**Chart 3: Licences in operation as at 31 March 2023, by type and quarter received**



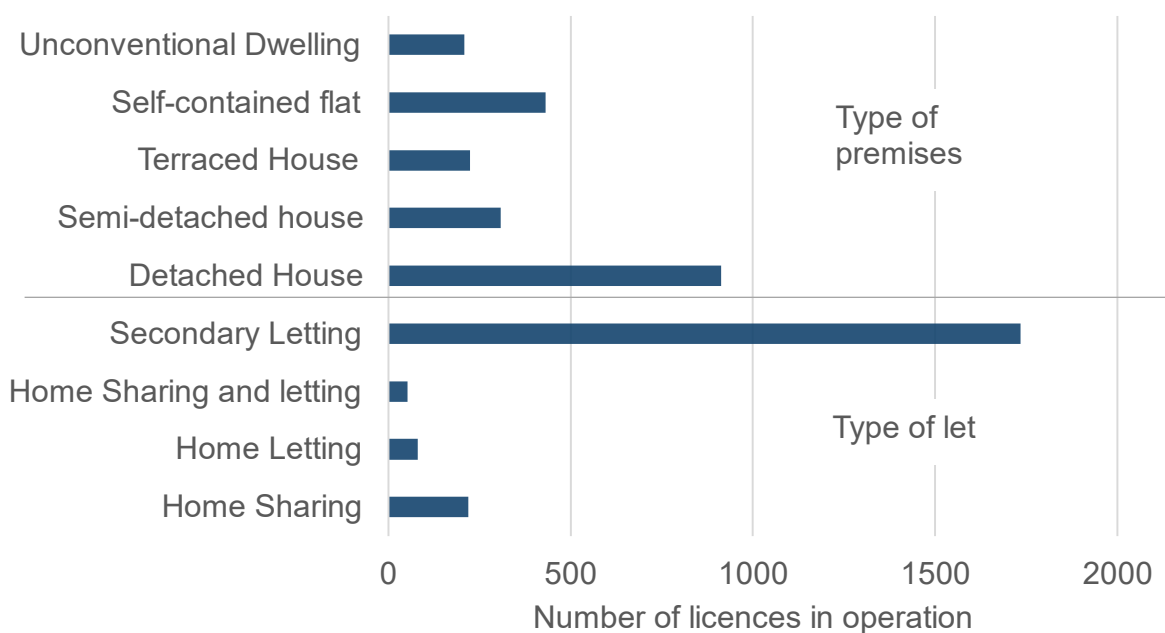
Scotland Summary Tables G and H in the supporting Excel document along with Chart 4 below present information on the number of licences by type of premise and type of let.



Of the 2,085 total licences or exemptions in operation as at 31 March 2023, the majority (1,734 or 83%) relate to secondary letting (i.e. where a non-primary residence is let out), with 219 (11%) being for home sharing, 80 (4%) for home letting, and 52 (2%) for a mixture of home sharing and letting.

A total of 913 (44%) licences are in relation to lets for detached houses, 308 (15%) for semi-detached houses, 224 (11%) for terraced houses, 432 (21%) for self-contained flats, and 208 (10%) for unconventional dwellings.

**Chart 4: Licences in operation as at 31 March 2023, by type of premises and type of let**



Tables D and E in the supporting Excel document show the number of licences in operation by each local authority, by type of premises and type of let.

This shows some variations in the proportions of types of premises across different local authority areas, some of which may reflect different underlying profiles of total dwellings in each area. For example 82% of licences in operation in Na h-Eileanan Siar are in relation to lets for detached houses, whilst 71% of licences in Dundee City, 70% of licences in Aberdeen City, and 63% of licences in Edinburgh, are in relation to self-contained flats.

In terms of types of let, only 19% of licences in operation in Edinburgh and 17% of licences in Glasgow are for secondary letting, with these areas having higher proportions of applications across the total remaining home sharing / letting categories. In particular, 67% of licences in operation in Glasgow were for home sharing.

## Accommodation Unit Information

Accommodation information has been provided for 96% (2,010) of the 2,085 licenses or exemptions in operation, equating to a total of 2,295 accommodation units. Information on the number of bedrooms was provided for all but 1 licence, totalling 5,640 bedrooms, whilst information on the maximum occupancy was provided for all but 3 licences, equating to a total maximum occupancy of 10,969 people.

Authorities with the highest average number of accommodation units per licence in operation include Argyll and Bute (1.6 units per licence), Angus (1.5), and East Lothian (1.4). Authorities with the highest average number of bedrooms per licence include Argyll and Bute (3.6 bedrooms per licence) and Fife (3.3), whilst authorities with the highest average maximum occupancy per licence include East Lothian (7.6 average maximum occupancy per licence) and Angus (6.3).

## EPC (Energy Performance Certificate) Rating

As set out in the supporting Excel document Scotland Summary Table J, information on EPC rating is available for 51% (1,065) of the 2,095 licences or exemptions in operation. Of these the majority (79% or 839 licences) had a rating of band C, D or E, with 10% (106 licences) having the highest ratings of A or B, and 11% (120 licences) having the lowest ratings of F or G.

## Glossary

**Short Term Let** – for the purposes of this report the meaning of a Short Term Let encompasses the licenses that form the licensing scheme as set out in the Civic Government (Scotland) Act 1982 (Licensing of Short-term Lets) Order 2022.

In general a short term let can be considered to be where a property is being rented but is not the primary residence of the people renting it, although the exact scope of lets covered by the Order may differ to this, for example lets related to premises which are already covered by any other existing licensing schemes such as for caravan parks or alcohol licences may be excluded.

The [Short Term Lets Licensing Data Collection Specification](#) sets out information on the different categories used within the data collection, which includes that:

**Licence types** are split into the types:

- Full Licences are a standard licences for short term letting and have not been renewed. This includes both applications from new hosts, as well as formerly provisional licences which have been granted by the licencing authority to existing hosts in operation prior to 1<sup>st</sup> October 2022.
- Renewed licence are licences which have been renewed by the applicant
- Provisional licences are issued to existing short term let providers for properties that were let prior to 1<sup>st</sup> October 2022 and allow them to continue operating until a decision is made by the licencing authority

- Temporary licences can be granted by the licencing authority for a duration that does not exceed six weeks.
- Temporary exemptions from the requirements to a licence can also be granted by a licencing authority.

The **main forms of short term letting** include:

- Home Sharing are where an owner of a property lets out a room or rooms in their primary residence while they are living in the property.
- Home Letting are where an owner of a property lets out their primary residence while they are staying elsewhere.
- Secondary Letting are where an owner of a property does not normally stay at the property which they are letting out, i.e. where an owner's non-primary residence is let out.

The different **possible status of a licence applications** include:

- Granted - no additional conditions, where the application has been granted, with no additional conditions other than those mandatory conditions which are required by legislation.
- Granted - with additional conditions, where the application has been granted, with additional conditional added along with those mandatory conditions required by legislation.
- Withdrawn, where the application has been withdrawn by the applicant.
- Pending determination, where the application is being determined by the licensing authority
- Revoked, where the licence was granted, but subsequently revoked
- Lapsed, where the licence was granted, but has expired without renewal
- Suspended, where the licence was granted, but has been suspended
- Refused, where the application was refused licence by the local authority
- Invalid, where the application did not contain sufficient information for determination.

The **types of premises** which the application can be for include:

- Detached house
- Semi-detached house
- Terraced house
- Self-contained flat
- Unconventional dwelling (which includes yurts, camping pods, caravans (excluding those located within licensed caravan sites) used mainly for holiday lets. ie. any accommodation requiring a licence that is not a dwelling or house.

# Data and Methodology

## General notes

The summary statistics reported in this publication on number of applications received are based on valid applications received. If an application is received but it is not determined to be valid within the reporting period, then this is not reported on except as an invalid / incomplete licence, for which information on these numbers is available in the detail of the supporting Excel document. Local authorities differ in their ability to report on invalid / incomplete licences, so any national figures reported on this basis are likely to provide a partial picture only.

Applications for short term lets are either for Full, Renewal, Temporary, or Exemption licences. In addition, if an application is received before 1 October 2023 from an existing host of a short term let, that application receives a provision licence, under which the host can continue operating until they received a determination. When an application which has received a provisional licence is decided, that provisional licence is changed to a full licence. An application from a new host, or received after 1 October 2023, is recorded as a new licence and need to be granted before it can operate.

Note that the licences by type figures presented reflect the status of the application as at the end of the quarterly period prior to the point of the data extraction taking place. Some of the applications recorded in the Full Licence category for a given quarter may have been previously Provisional or New Licences at an earlier time point in the same quarter, however this initial status is not separately identifiable.

## Operational context

This is the first statistical publication reporting on the operation of the short term lets licensing scheme under the Civic Government (Scotland) Act 1982 (Licensing of Short-term Lets) Order 2022, in which local authority licensing schemes opened to receive applications from 1 October 2022, although existing hosts and operators have until 1 October 2023 to apply for a licence and can continue operating whilst their applications are being determined. After this date they will not be able to operate until they make an application and a licence has been granted.

The scheme is administrated by local authorities, who as per the Order are required to maintain a public register of the applications and licenses, and to share data on the licences for statistical purposes with the Scottish Government.

## Data collection

The Scottish Government collects record level data from local authorities, collected quarterly through a dedicated web portal managed by Scottish Government called ProcXed. A [data specification](#) sets out the data to be provided, along with values and definitions for each data field.

## **Communication with data supply partners**

The Scottish Government maintains a regular correspondence the local authority contacts who supply the licensing data, through regular working group meetings as well as the use of the Improvement Service Knowledge Hub to share key documentation and provide a forum for discussion and support.

In addition a Data Sharing Agreement setting out the collection of data for statistical purposes has been developed and has been shared with the Society of Local Authority Lawyers and Administrators in Scotland (SOLAR).

## **Data quality**

The Scottish Government receives data from the local authorities into a web portal known as ProcXed. This performs a basic validation automatic error checking which prompts local authorities to correct any errors it detects in the supplied data.

Once this data collection concludes the data is downloaded by Scottish Government statisticians and the data is processed to ensure that it is consistent between quarters and to detect any further errors. Errors are corrected as part of a Reproducible Analytical Pipeline.

Once draft statistics are collated, as a further quality check the summarised statistics collated by Scottish Government statisticians are then sent to local authorities to confirm that they represent an accurate representation of what they have reported in the record level data.

For this publication, 24 out of 32 local authorities responded to confirm, with any issues raised corrected before proceeding. It is possible that some of the data for the remaining 8 authorities that did not respond may contain some errors which may be subject to future revision.

Whilst the data quality steps as set out above should help to minimise the risk of any data issues being present, the fact that this is a new data collection based on new processes being applied by local authorities means that there may be some potential for some initial teething issues being present. If any future data issues are identified we will aim to work with the local authorities involved to receive corrected data and to apply any necessary revisions to figures in future publications.

# Tell us what you think

We are always interested to hear from our users about how our statistics are used, and how they can be improved.

## Feedback survey

We'd appreciate it if you would complete our short [feedback survey](#) on this publication.

## Enquiries

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