

# Short Term Lets Licensing Statistics, Scotland, to 30 June 2023

## Key Points

- Since the Short Term Lets Licensing Scheme opening to receive applications on 1 October 2022 there have been a total of 4,761 applications received and validated by local authorities up to 30 June 2023, with 1,177 received during the quarter October to December 2022, 1,500 received during January to March 2023, and 2,084 received during April to June 2023.
- Local authorities with the highest numbers of total valid applications received include Highland (1,457), Fife (579) and Dumfries and Galloway (567), which together account for over half (2,603 or 55%) of all applications received and validated up to 30 June 2023. There has been a lower number of applications for City of Edinburgh (195), Glasgow City (91), and other urban local authorities such as Aberdeen City (51) and Dundee (28).
- Applications as a rate per 10,000 dwellings have been highest in Na h-Eileanan Siar (138 per 10,000 dwellings), Highland (119), Orkney (79) and Dumfries and Galloway (75), whilst there has been a relatively low rate of applications for City of Edinburgh (7.5), Glasgow City (2.8) and other urban local authorities such as Aberdeen City (4.1) and Dundee City (3.7).
- Nearly all (4,712 or 99%) of the total 4,761 applications received and validated up to 30 June 2023 have been for a full licence, with 20 (0.4%) being for a temporary licence and 29 (0.6%) being for a temporary exemption.
- Information on the provisional or new status of the licence application, as per the quarter the application was received and validated, is available for 3,342 (70%) of valid applications. Of these, 2,838 (85%) have been for provisional licences (i.e. applications from existing hosts) and 504 (15%) 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 30 June 2023, 2,273 (48%) of the 4,762 applications received and validated were pending determination, 2,140 (45%) had been granted with no additional conditions, 312 (7%) had been granted with additional conditions, 32 (1%) had been withdrawn by the applicant, 4 (0.1%) licences had lapsed, and none had been refused, revoked or suspended.
- Of the 2,452 applications granted by 30 June 2023, 14 were decided in October to December 2022, 1,006 were decided in January to March 2023, and 1,432 were decided in April to June 2023.
- Of the 4,761 total applications received and validated by 30 June 2023, the majority (3,903 or 82%) relate to secondary letting (i.e. where a non-primary residence is let out), with 491 (10%) being for home sharing, 228 (5%) for home letting, and 139 (3%) for a mixture of home sharing and letting. A total of 2,015 (42%) applications were in relation to lets for detached houses, 702

(15%) for semi-detached houses, 489 (10%) for terraced houses, 1,128 (24%) for self-contained flats, and 427 (9%) for unconventional dwellings.

- As at 30 June 2023 there were a total of 3,903 licences or exemptions in operation, consisting of 2,429 (62%) full licences, 1,451 (37%) provisional licences pending a final decision, 6 (0.2%) temporary licences, and 17 (0.4%) temporary exemptions.
- Information on EPC rating is available for 59% (2,302) of the 3,903 licences or exemptions in operation. Of these the majority (79% or 1,820 licences) had a rating of band C, D or E, with 9% (196 licences) having the highest ratings of A or B, and 12% (286 licences) having the lowest ratings of F or G
- Accommodation information has been provided for 95% (3,726) of the 3,903 licenses or exemptions in operation, equating to a total of 4,262 accommodation units. Information on the number of bedrooms was provided for all but 24 licences, totalling 10,777 bedrooms, whilst information on the maximum occupancy was provided for all but 6 licences, equating to a total maximum occupancy of 20,566 people.

## Introduction

This is the second 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. Existing hosts and operators have had until 1 October 2023 to apply for a licence, and can continue operating under a provisional licence whilst their applications are being determined, although if an application hasn't been made by this date they will not be able to operate until they make an application and a full licence has been granted.

This publication reports on data from the first three reporting quarters October to December 2022, January to March 2023, and April to June 2023. The next quarterly publication covering the period July to September 2023 is planned to be released around February or March 2024. 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 30 June 2023.

This shows that since the licensing scheme opening to receive applications on 1 October 2022 there have been a total of 4,761 applications received and validated by local authorities up to 30 June 2023, with 1,177 received during the quarter October to December 2022, 1,500 received during January to March 2023, and 2,084 received during April to June 2023.

An application is validated once local authorities confirm that all the required information and documentation has been provided, and the host has made an application fee payment.

Of the 4,761 applications received and validated, 2,452 (52%) licences had been granted as at 30 June 2023. Of the 2,452 licences granted, 992 had been received during October to December 2022, 980 during January to March 2023, and 480 during April to June 2023.

A total of 2,273 (48%) of applications received and validated were pending determination as at 30 June 2023, of which 177 had been received during October to December, 501 during January to March 2023, and 1,595 during April to June 2023.

A further 32 (0.7%) of applications received had been withdrawn as at 30 June 2023 and 4 licences had lapsed. None had been refused, revoked or suspended.

**Table 1: Summary of total applications validated, granted and in operation, as at end June 2023**

	Received and validated during Oct to Dec 2022	Received and validated during Jan to Mar 2023	Received and validated during Apr to Jun 2023	Total received and validated as at end Jun 2023	Licences in Operation as at end Jun 2023
Valid applications	1,177	1,500	2,084	4,761	3,903
Licences granted, as at end Jun 2023	992	980	480	2,452	2,452
Applications pending determination, as at end Jun 2023	177	501	1,595	2,273	---
Applications withdrawn by	8	16	8	32	---

applicant, as at end Jun 2023					
Applications lapsed, as at end Jun 2023	0	3	1	4	---
Applications refused / revoked / suspended, as at end Jun 2023	0	0	0	0	---
Provisional licences in operation, as at end Jun 2023	141	338	972	---	1,451

There were a total of 3,903 licences in operation as at 30 June 2023, consisting of 2,452 applications granted along with 1,451 provisional licences in operation issued to existing hosts/operators, pending a final decision.

## Applications received

There have been a total of 4,761 applications received and validated between the opening of the licensing scheme on 1 October 2022 up to 30 June 2023.

An application is validated once local authorities confirm that all the required information and documentation has been provided, and the host has made an application fee payment.

Local authorities with the highest numbers of applications received and validated include Highland (1,457), Fife (579) and Dumfries and Galloway (567), which together account for over half (2,603 or 55%) of all applications received and validated up to 30 June 2023. Local authorities with the lowest numbers include Inverclyde (1) and East Renfrewshire (3). There was a relatively low number of applications for City of Edinburgh (195), Glasgow City (91), and other urban local authorities such as Aberdeen City (51) and Dundee (28).

Applications as a rate per 10,000 dwellings have been highest in Na h-Eileanan Siar (138 per 10,000 dwellings), Highland (119), Orkney (79) and Dumfries and Galloway (75). There was a relatively low rate of applications for City of Edinburgh (7.5), Glasgow City (2.8) and other urban local authorities such as Aberdeen City (4.1) and Dundee City (3.7).

Table 2 and Map A below present information on the rates of applications received and validated 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 most recent 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.

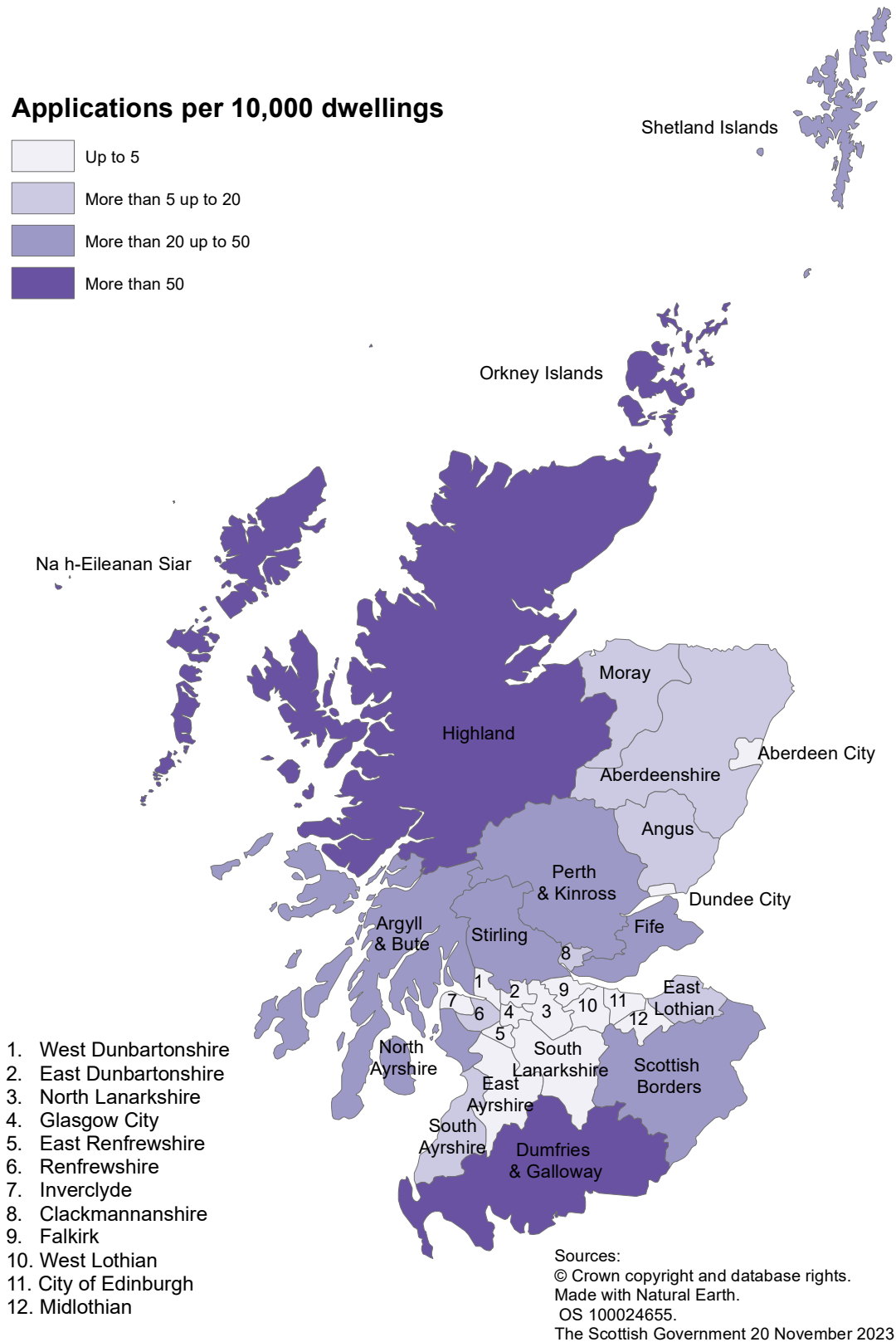
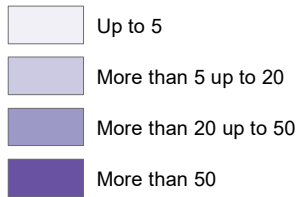
**Table 2: Total valid applications received and validated to 30 June 2023 per 10,000 dwellings, by local authority, ordered by highest rates per 10,000 dwellings (dwellings figures based on the total number of residential dwellings from National Records of Scotland estimates for 2022)**

Local Authority	Total Received to end Jun 2023	Total received per 10,000 dwellings
<b>Scotland</b>	<b>4,761</b>	<b>17.6</b>
Na h-Eileanan Siar	207	138.2
Highland	1,457	119.2
Orkney	92	79.2
Dumfries & Galloway	567	74.7
Shetland	56	48.5
Argyll & Bute	212	43.5
Fife	579	31.9
Stirling	124	29.1
Perth & Kinross	191	25.4
Scottish Borders	141	23.7
North Ayrshire	155	22.2
Aberdeenshire	180	14.8
South Ayrshire	82	14.5
East Lothian	72	14.0
Moray	63	13.5
Angus	44	7.6
Edinburgh, City of	195	7.5
Clackmannanshire	14	5.6
Aberdeen City	51	4.1
West Dunbartonshire	18	3.9
Midlothian	16	3.7
Dundee City	28	3.7

East Dunbartonshire	14	2.9
Glasgow City	91	2.8
East Ayrshire	15	2.5
Renfrewshire	19	2.1
West Lothian	16	1.9
Falkirk	14	1.8
South Lanarkshire	25	1.6
North Lanarkshire	19	1.2
East Renfrewshire	3	0.7
Inverclyde	1	0.3

**Map A: Total Applications received and validated per 10,000 dwellings to 30 June 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**



1. West Dunbartonshire
2. East Dunbartonshire
3. North Lanarkshire
4. Glasgow City
5. East Renfrewshire
6. Renfrewshire
7. Inverclyde
8. Clackmannanshire
9. Falkirk
10. West Lothian
11. City of Edinburgh
12. Midlothian

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 OS 100024655.  
 The Scottish Government 20 November 2023

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 1,450 data zones have had at least one valid application received to 30 June 2023, which equates to 21% 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 applications received and validated to 30 June 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 Jun 2023	Dwellings estimates 2022	Applications received per 1,000 dwellings
S01007521	Gatehouse - 01	Dumfries and Galloway	30	292	102.7
S01010668	Loch Ness - 05	Highland	64	642	99.7
S01009721	St Andrews Town Centre	Fife	21	253	83.0
S01007544	Dalbeattie Rural - 01	Dumfries and Galloway	59	715	82.5
S01007596	New Abbey - 04	Dumfries and Galloway	24	296	81.1
S01010685	Skye North West - 04	Highland	30	404	74.3
S01009726	The Scores	Fife	20	272	73.5
S01010684	Skye North West - 03	Highland	34	511	66.5
S01009723	St Andrews Abbey	Fife	24	374	64.2
S01010538	Badenoch and	Highland	31	538	57.6



The supporting documents Excel workbook Scotland Summary Table A provides information on the applications received by type of licence. Of the total of 4,761 applications received and validated up to 30 June 2023, nearly all (4,712 or 99%) have been for a full licence, with 20 (0.4%) being for a temporary licence and 29 (0.6%) being for a temporary exemption.

For applications received from an existing operator/host before 1 October 2023, the application will receive 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.

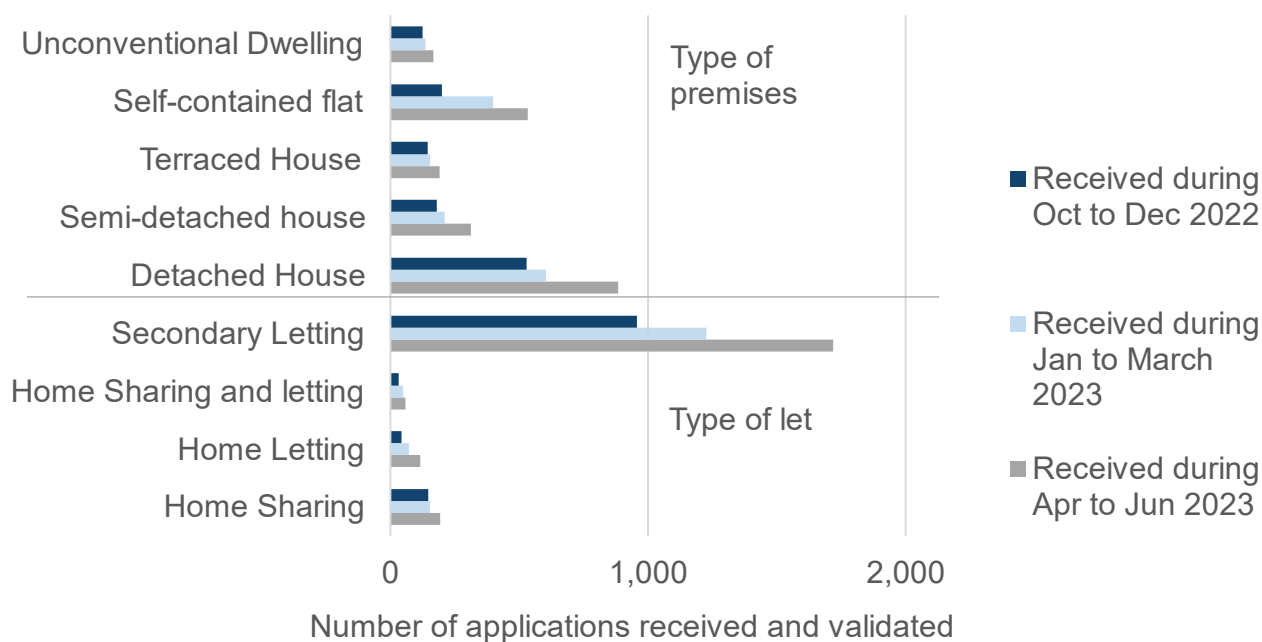
For applications received from new operators/hosts and for properties that were previously unlet before 1<sup>st</sup> October 2022, no provisional licences are issued and these properties cannot be let out until a licence is granted.

Information on the provisional or new status of the licence application, as per the quarter the application was received and validated, is available for 3,342 (70%) of valid applications. Of these, 2,838 (85%) have been for provisional licences (i.e. applications from existing hosts) and 504 (15%) 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 4,761 applications received and validated by 30 June 2023, the majority (3,903 or 82%) relate to secondary letting, with 491 (10%) for home sharing, 228 (5%) for home letting, and 139 (3%) for a mixture of home sharing and letting.

A total of 2,015 (42%) applications were in relation to lets for detached houses, 702 (15%) for semi-detached houses, 489 (10%) for terraced houses, 1,128 (24%) for self-contained flats, and 427 (9%) for unconventional dwellings such as yurts or camping pods etc.

**Chart 1: Applications received and validated 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 84% of applications received in Na h-Eileanan Siar have been in relation to lets for detached houses and 69% of applications in Aberdeen City and 68% of applications in Edinburgh, have been in relation to self-contained flats.

In terms of types of let, only 15% of applications received in Edinburgh and 20% of applications received in Glasgow have been for secondary letting, compared to 82% nationally. These areas having higher proportions of applications across the total remaining home sharing / letting categories. In particular, 58% of applications in Glasgow were for home sharing.

## Status of applications received

Of the 4,761 applications received and validated by local authorities by 30 June 2023, 2,452 (52%) had been granted as at end June 2023. Of these 2,452 applications granted, 992 were for applications received during October to December 2022, 980 for applications received during January to March 2023, and 480 for applications received during April to June 2023.

Of the 2,452 applications granted, 2,140 had been granted without additional condition. Of these 2,140 applications, 921 were received in October to December

2022, 866 were received in January to March 2023, and 353 were received in April and June 2023.

A further 312 valid applications were granted with additional conditions. Of these, 71 were applications received in October to December 2022, 114 were applications received in January to March 2023, and 127 were received in April to June 2023.

A total of 2,273 (48%) of applications received and validated were pending determination as at 30 June 2023, of which 177 had been received during October to December 2022, 501 were received during January to March 2023 and 1,595 were received in April to June 2023.

A total of 32 (0.7%) of applications received had been withdrawn as at 30 June 2023, and none had been refused, revoked, or suspended.

A total of 4 licences have lapsed. These were for temporary licences that ran for six weeks and were not renewed.

Chart 2 below illustrates the numbers of applications received by 30 June 2023 by status.

**Chart 2: Status of applications as at 30 June 2023, by quarter received and validated**

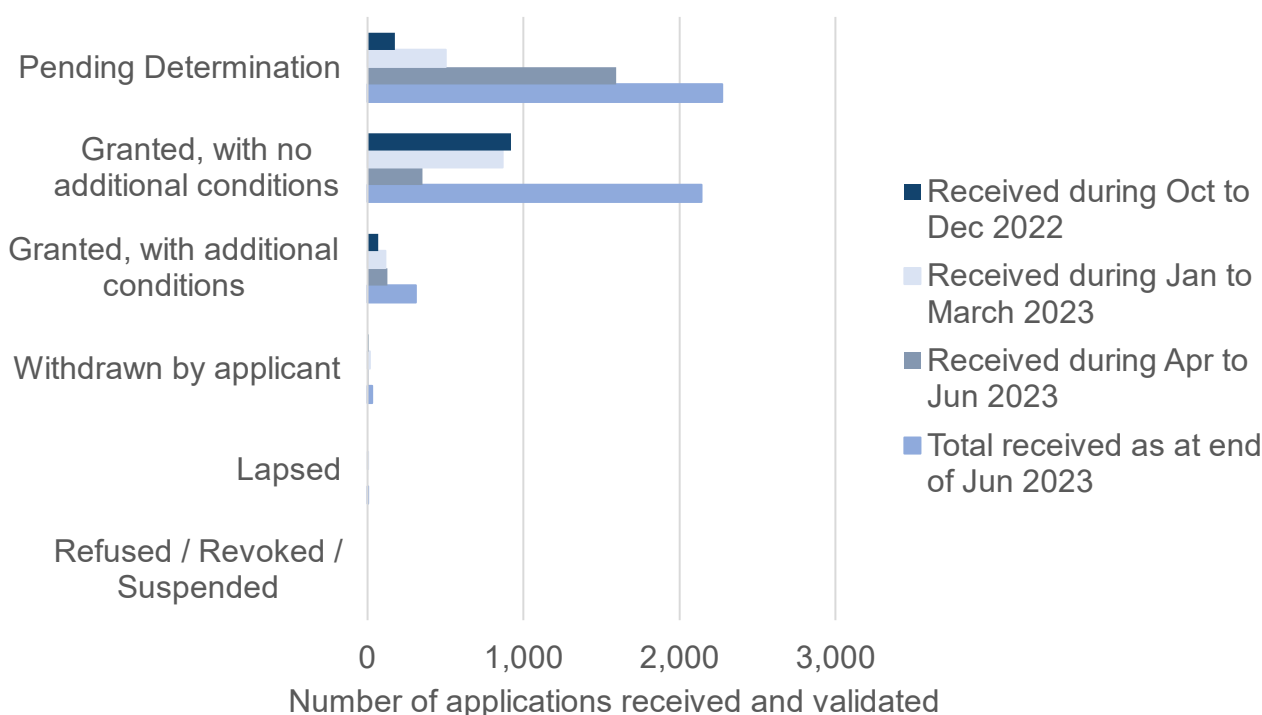


Table C in the supporting Excel document provides information on the number of applications received by each local authority by status as at 30 June 2023.

This shows that of the 2,140 applications approved with no additional conditions, 977 (46%) of these were in Highland and 401 (19%) were in Dumfries & Galloway.

Of the 312 applications granted with additional conditions, 56% of these were in Na h-Eileanan Siar (175), where the local authority have set out as part of their licensing 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 32 applications withdrawn by applicants, 9 were in The City of Edinburgh, 8 were in Aberdeen City, and 7 were in Glasgow City, with the remaining in Perth and Kinross (3), South Ayrshire (2), Orkney (1), South Lanarkshire (1), and Stirling (1).

There were a total of 4 lapsed licences as at 30 June 2023, of which 3 were in Perth and Kinross and 1 in East Dunbartonshire. These represent six-week temporary licences which have since expired.

As at 30 June 2023, authorities who had reported that all (i.e. 100%) of applications received and validated by end June 2023 were still to be determined included Angus and Clackmannanshire. Excluding authorities with fewer than 10 total applications, authorities with the highest proportions of applications granted (either with or without additional conditions) included Shetland (98%), East Dunbartonshire (93%) and Na h-Eileanan Siar (85%).

The Scotland Summary Table D, in the supporting Excel workbook provides information on the status of applications by the quarter that the decision was made. Out of the total of 2,452 applications granted by the end of June 2023, this shows that very few (14) applications granted were decided during October to December 2022, with 1,006 decided between January and March 2023 and a further 1,432 decided during April to June 2023.

## Licences in operation

Local authorities with the highest numbers of total licences in operation as at 30 June 2023 include Highland (1,296), Dumfries and Galloway (504) and Fife (466), which together account for over half (2,266 or 58%) of all licences in operation as at 30 June 2023. Local authorities with the lowest numbers include Clackmannanshire (0), Inverclyde (1), East Renfrewshire (3) and South Lanarkshire (4). There were lower numbers of licences in operation in City of Edinburgh (116) and Glasgow City (60) and other urban local authorities such as Aberdeen City (38) and Dundee City (21).

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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)

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 licences or exemptions in operation include Na h-Eileanan Siar (134 licences per 10,000 dwellings), Highland (106), Orkney (73) and Dumfries and Galloway (66). There was a relatively low rate of total licences in operation in City of Edinburgh (4.4) and Glasgow City (1.9) and other urban local authorities such as Aberdeen City (3.1) and Dundee City (2.8).

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 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.

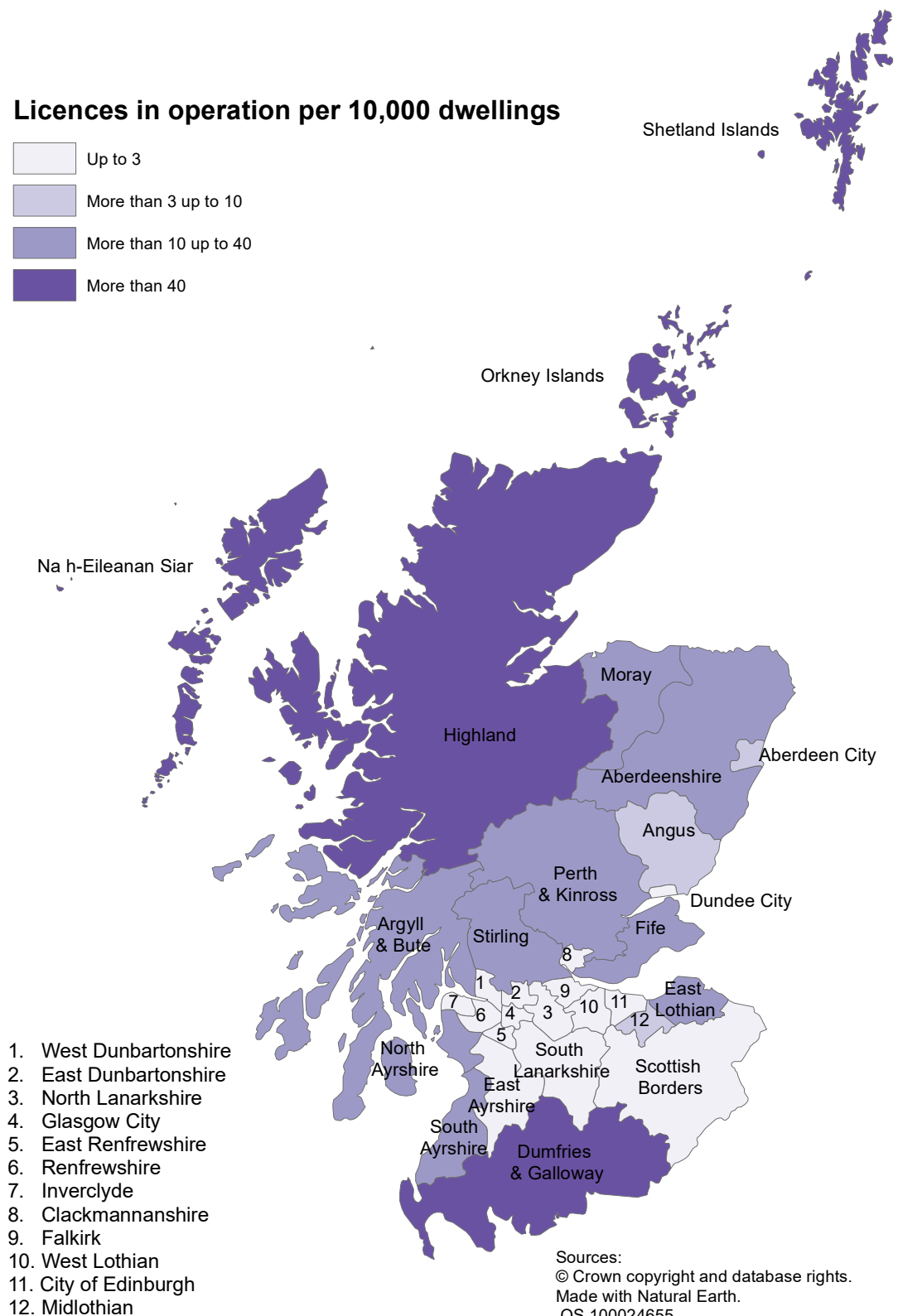
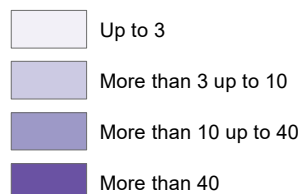
**Table 4: Total licences in operation as at 30 June 2023 per 10,000 dwellings, by local authority, ordered by highest rates per 10,000 dwellings (dwellings figures based on the total number of residential dwellings from National Records of Scotland estimates for 2022)**

Local Authority	Total Licences in operation	Total per 10,000 dwellings
<b>Scotland</b>	<b>3,903</b>	<b>14.5</b>
Na h-Eileanan Siar	200	133.6
Highland	1,296	106.0
Orkney Islands	85	73.2
Dumfries & Galloway	504	66.4
Shetland Islands	56	48.5
Argyll & Bute	158	32.4
Fife	466	25.7
Stirling	100	23.4
Perth & Kinross	160	21.2
North Ayrshire	123	17.6
Moray	58	12.5

Scottish Borders	73	12.3
East Lothian	63	12.3
Aberdeenshire	137	11.3
South Ayrshire	60	10.6
Edinburgh City	116	4.4
Midlothian	16	3.7
Angus	20	3.4
Aberdeen City	38	3.1
Dundee City	21	2.8
East Dunbartonshire	13	2.7
West Dunbartonshire	12	2.6
East Ayrshire	14	2.4
Glasgow	60	1.9
Falkirk	12	1.6
Renfrewshire	13	1.4
West Lothian	10	1.2
East Renfrewshire	3	0.7
North Lanarkshire	11	0.7
South Lanarkshire	4	0.3
Inverclyde	1	0.3
Clackmannanshire	0	0.0

**Map B: Licences in operation per 10,000 dwellings as at 30 June 2023  
(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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The Scottish Government 20 November 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 1,197 data zones have had at least one valid application received to 30 June 2023, which equates to 18% of the total 6,796 data zones in Scotland.

The data zones with the highest rates per 1,000 dwellings are summarised in Table 5 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 June 2023	Dwellings estimates 2022	Licences in operation per 1,000 dwellings
S01007521	Gatehouse - 01	Dumfries and Galloway	29	292	99
S01010668	Loch Ness - 05	Highland	62	642	97
S01009726	The Scores	Fife	20	272	74
S01010685	Skye North West - 04	Highland	29	404	72
S01009721	St Andrews Town Centre	Fife	18	253	71
S01007544	Dalbeattie Rural - 01	Dumfries and Galloway	50	715	70
S01007596	New Abbey - 04	Dumfries and Galloway	20	296	68
S01010684	Skye North West - 03	Highland	31	511	61
S01010676	Skye South - 04	Highland	33	587	56
S01009023	Harris - 01	Western Isles	33	598	55

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 30 June 2023 there were a total of 3,903 licences or exemptions in operation, consisting of 2,429 (62%) full licences, 1,451 (37%) provisional licences, 6 (0.2%) temporary licences, and 17 (0.4%) temporary exemptions.



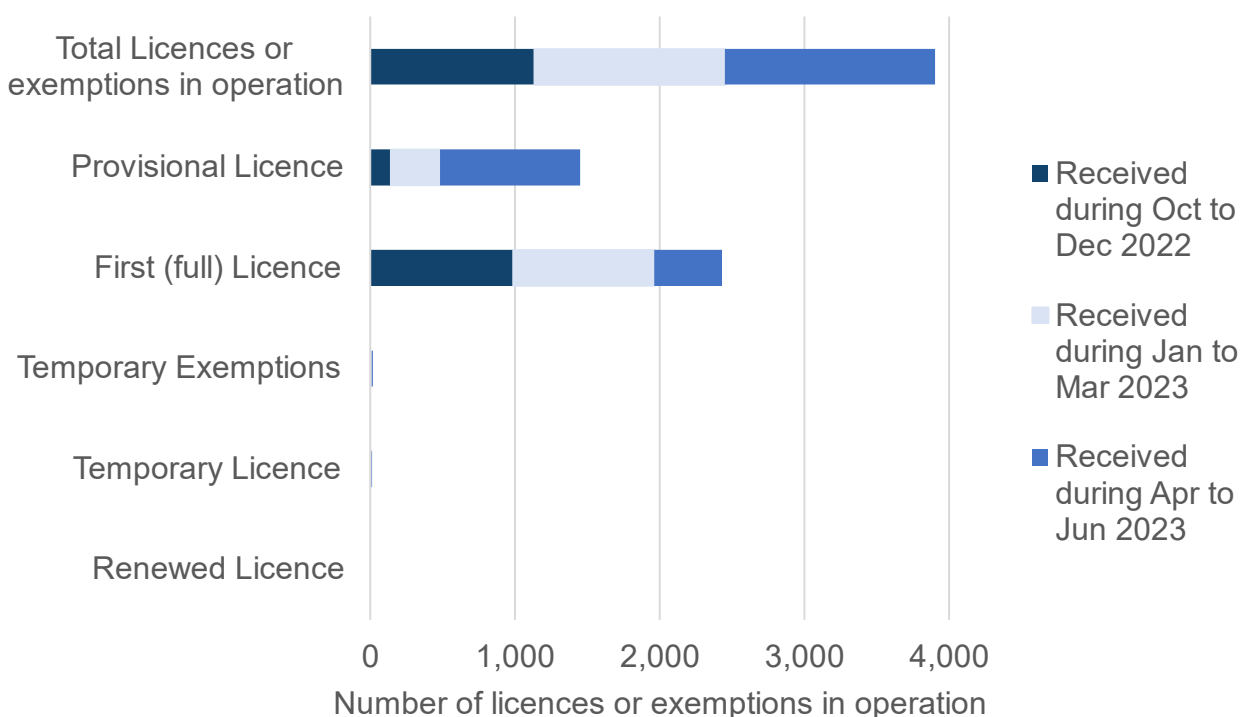
Of the 2,429 full licences in operation, 987 were received between October and December 2022, 975 were received between January and March 2023, and 467 were received between April and June 2023.

Of the 1,451 provisional licences in operation, 141 were received between October 2022, 338 were received between January to December 2023, and 972 were received between April and June 2023.

Six temporary licences have been granted, two in City of Edinburgh, two in Highland and one in Perth & Kinross and South Ayrshire. There have been 17 temporary exemptions granted, all in City of Edinburgh.

Excluding authorities with fewer than 10 total licences, authorities in which full licences make up a high proportion of all licences in operation include East Dunbartonshire, in which full licences account for 100% of 13 licences in operation, and Shetland in which full licences account for 55 (98%) of all 56 licences in operation. Local authorities with a high proportion of provisional licences in operation include Angus (20 total licences of which all are provisional) and Stirling (in which 90% of the 100 licences are provisional).

**Chart 3: Licences in operation as at 30 June 2023, by type and quarter received**



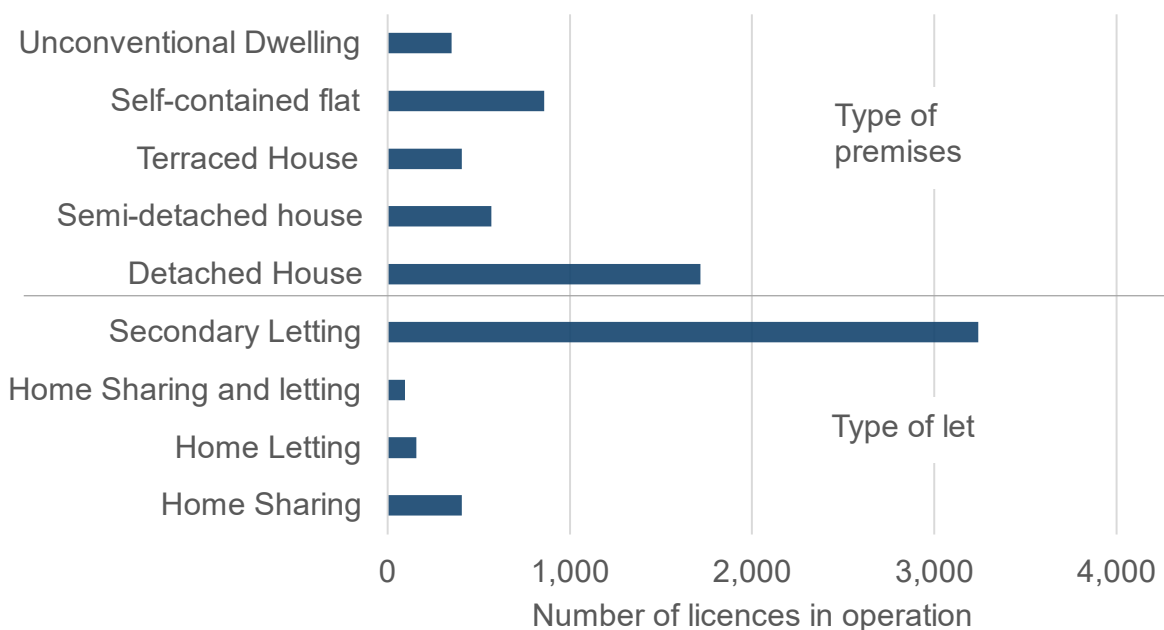
Scotland Summary Tables G and H in the supporting Excel document along with Chart 4 below present information on the number of licences by type of premise and type of let.

Of the 3,903 total licences or exemptions in operation as at 30 June 2023, the majority (3,241 or 83%) relate to secondary letting (i.e. where a non-primary

residence is let out), with 406 (10%) being for home sharing, 159 (4%) for home letting, and 97 (2%) for a mixture of home sharing and letting.

A total of 1,717 (44%) licences are in relation to lets for detached houses, 570 (15%) for semi-detached houses, 406 (10%) for terraced houses, 860 (22%) for self-contained flats, and 350 (9%) for unconventional dwellings.

**Chart 4: Licences in operation as at 30 June 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 85% of licences in operation in Na h-Eileanan Siar are in relation to lets for detached houses, whilst 57% of licences in Dundee City, 66% of licences in Edinburgh and 71% of licences in Aberdeen City are in relation to self-contained flats.

In terms of types of let, only 13% of licences in operation in Edinburgh and 20% 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, 62% of licences in operation in Glasgow are for home sharing.

## Accommodation Unit Information

Accommodation information has been provided for 95% (3,726) of the 3,903 licenses or exemptions in operation, equating to a total of 4,262 accommodation units. Information on the number of bedrooms was provided for all but 24 licences,

totalling 10,777 bedrooms, whilst information on the maximum occupancy was provided for all but 6 licences, equating to a total maximum occupancy of 20,566 people.

Excluding authorities with fewer than 10 total records per category, authorities with the highest average number of accommodation units per licence in operation include East Dunbartonshire (3.0 units per licence), West Lothian (1.8), and West Dunbartonshire (1.6).

Authorities with the highest average number of bedrooms per licence include West Dunbartonshire (4.3 bedrooms per licence), West Lothian (3.9), Argyll and Bute (3.7) and Fife (3.6), with the lowest including City of Edinburgh (2.1) and Shetland (2.1).

Authorities with the highest average maximum occupancy per licence include West Dunbartonshire (10.3 average maximum occupancy per licence) and East Lothian (7.2), with the lowest including Glasgow City (3.7), City of Edinburgh (3.9) and Aberdeen City (4.1).

## **EPC (Energy Performance Certificate) Rating**

As set out in the supporting Excel document Scotland Summary Table J, information on EPC rating is available for 59% (2,302) of the 3,903 licences or exemptions in operation. Of these the majority (79% or 1,820 licences) had a rating of band C, D or E, with 9% (196 licences) having the highest ratings of A or B, and 12% (286 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 application received prior to 1<sup>st</sup> October 2023) 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 the number of valid applications received (i.e. applications received and determined valid by local authorities). 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 needs to be granted before the new host 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 always separately identifiable.

### **Operational context**

This is the second 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 had until 1 October 2023 to apply for a licence and can continue operating under a provisional licence whilst their applications are being determined. Although if they haven't applied by 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, 18 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 14 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 relatively 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.

## Revisions to figures since previous publication

This latest publication includes some revisions to previously published figures, where we have taken account of more up-to-date or accurate data than what was available at the time of the previous publication.

Overall this has had a relatively limited impact on the figures presented, with the previously reported figure of 1,178 applications received and validated during October to December 2022 being revised down by a net change of 1 application (0.1%) to 1,177 in the current publication. This is due to changes in the number of applications compared to those previously reported for Dumfries and Galloway (-1 application), East Dunbartonshire (-2 applications), Glasgow City (-1 application), and Midlothian (+3 applications).

The previously reported figure of 1,409 applications received and validated during January to March 2023 has been revised up by a net change of 91 applications (6.5%) to 1,500. This is due to changes in the number of applications compared to those previously reported for Angus (+10 applications), Argyll and Bute (+1 application), East Dunbartonshire (+3 applications), City of Edinburgh (-1 application), Glasgow City (+5 applications), Highland (+35 applications), Midlothian (-3 applications), North Ayrshire (+2 applications), North Lanarkshire (-3 applications) and Stirling (+42 applications).

These revision figures are set out in the Excel Supporting Document Revisions Table, with summary national level figures also shown below in Table 6.

**Table 6: Impact of taking into account more up-to-date data on previously published total applications figures at a national level.**

	Received and validated during Oct to Dec 2022	Received and validated during Jan to Mar 2023
Number of applications received – as previously published on 31 August 2023	1,178	1,409
Number of applications received – as published in this current publication	1,177	1,500
Difference	-1	+91
Difference (%)	-0.1%	+6.5%

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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

For enquiries about this publication please contact:

Gordon Bryden  
Scottish Government  
Communities Analysis Division  
E-mail: [housingstatistics@gov.scot](mailto:housingstatistics@gov.scot)

For general enquiries about Scottish Government statistics please contact:

Office of the Chief Statistician  
e-mail: [statistics.enquiries@gov.scot](mailto:statistics.enquiries@gov.scot)

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