

KTC Sept 2025 Item 12. Cllr Louise Dunn Sept 2025

## PROPOSAL TO SUPPORT PRIVATE MEMBERS BILL ON LICENSING OF HOLIDAY LETS.

### SITUATION

- In Keswick, a town with a permanent population of 5000 people - there are 535 holiday lets (2025 data from LDNPA).
- Many are large properties with more than 4 bedrooms and no on-site management. There is a recent trend for B&Bs to be converted into holiday lets and HMOs. The houses are often in densely populated streets where noise carries. Many owners live a long way away from Keswick and the properties are investments, many properties are 'managed' by global letting agencies, rather than local agencies with a high street presence.
- The agencies have helplines for owners and for visitors but are almost impossible to contact in a timely manner if you are a neighbour encountering issues.
- Accountability is often passed around between owners and agencies. The police and Council have limited powers to intervene as there is no specific regulation in this sector.

### THE PROBLEMS:

- **Noise:** The neighbours of some of these holiday let properties are regularly disturbed by shouting, swearing, loud music, even fire crackers being set off in the early hours. Hot tubs are particularly associated with noise.
- **Anti-Social Behaviour:** Neighbours who ask the visitors to be quiet are ignored or verbally abused. In one instance this August, stones were thrown at the next door house when they asked the occupants to be quiet.
- **Bins:** There are many holiday cottages in Keswick that don't have the right trade bins or inadequate bin provision for the level of occupancy. Some still have residential bins and basically get their bins collected at the expense of local residents. Keswick Town Council welcomes steps being taken by Cumberland Council's enforcement team to address the issue of holiday lets who do not have the correct trade waste arrangements in place, as required by law.
- **Inconsiderate and dangerous parking:** We have had a number of reports of nuisance parking associated with holiday lets. A small number of visitors park next to the property regardless of parking restrictions or blocking access.
- **Dogs left alone in properties:** We receive regular reports of dogs left alone in properties and these animals are frightened in an unfamiliar environment and howl/bark for hours on end.
- **Under-reporting:** KTC receives regular reports but anecdotal feedback suggests that many people do not report issues, as they do not know who to report it to, or are not confident that anything will be done.

### **What has been done so far and has it worked?**

- Keswick Town Council set up a **holiday let nuisance reporting scheme** in 2022 because issues of noise, litter and nuisance were growing. KTC receives many reports and follow up every one with the managing agent or the owner (where they can be identified). <https://keswicktowncouncil.gov.uk/holiday-nuisance-complaints/>
- This KTC reporting scheme was recently extended to include HMOs, but this has not really worked. Holiday lets are different to HMO's, although some of the issues are common, it is easier to hold owners of HMOs to account as they are licensed.
- In most cases when the owner and letting agency is alerted to issues of noise and nuisance, they take steps to manage it, using guidance from KTC. We have had some great success stories. We have also produced **guidance for holiday let owners to prevent issues**: <https://keswicktowncouncil.gov.uk/wp-content/uploads/2025/05/Measures-for-owners-to-address-holiday-let-issues.pdf>
- KTC has been working closely with Sally Lansbury, our Cumberland Councillor to address issues with enforcement re trade bins and parking. This work is ongoing and will continue.
- BUT we have come across a small number of properties where neither the owner or the agency cares about the impact upon the neighbours. Plus visitor behaviour seems to be getting worse.

### **PROPOSAL:**

These issues can and should be managed. Holiday lets are businesses and they exist in local neighbourhoods. Owners of holiday lets must be held accountable for preventing or managing the nuisance behaviour of their customers. A licensing system would help protect our local communities in popular tourist areas.

In June this year, Rachael Maskell MP introduced a [Short-term Let Accommodation Bill](#) which calls for licensing of holiday lets, guidance on management of holiday lets, removal of small business rates relief and changes to planning. This bill is supported by Markus Campbell-Savours MP.

<https://publications.parliament.uk/pa/bills/cbill/59-01/0026/240026.pdf>

The bill also proposes that local authorities have powers to remove licences and control the proportion of housing that is used as short term letting accommodation. The Bill has had its second reading and will need support to progress.

It is proposed:

1. Keswick Town Council publicly supports this bill
2. KTC will write to Markus Campbell-Savours MP and Rachael Maskell MP in support of the bill and asks what we can do to help.
3. KTC will encourage local residents to write to their MP to support the bill.
4. KTC thanks Cllr. Sally Lansbury, Cumberland Council for her support in mobilising enforcement resource to address trade waste issues.
5. That the KTC nuisance reporting scheme no longer includes HMOs as they are already licensed, and we have found that they need a different reporting approach.

# Short-term Let Accommodation Bill

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[AS INTRODUCED]

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[AS INTRODUCED]

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**B I L L**

TO

Make provision for the licensing of short-term let accommodation; to make provision about the marketing of short-term let accommodation; to make provision about planning permission in respect of short-term let accommodation; to require the Secretary of State to publish guidance about the management of short-term let accommodation; to make provision about small business rates relief for short-term let accommodation; and for connected purposes.

**B**E IT ENACTED by the King's most Excellent Majesty, by and with the advice and consent of the Lords Spiritual and Temporal, and Commons, in this present Parliament assembled, and by the authority of the same, as follows:—

**1** *Local licensing schemes for short-term lets*

*The Secretary of State must make regulations to permit each local housing authority in England to introduce a local licensing scheme for short-term lets.*

**2** **Requirements on owners of short-term lets under local licensing schemes**

- (1) Regulations made under section 1 must provide that each local licensing scheme may require any owner of a short-term let— 5
- (a) to apply for and hold a licence to operate for each property they let prior to trading;
  - (b) to pay a licence application fee and a charge for the licence;
  - (c) to pay fines for breaches of a licence provided for in the local licensing scheme; 10
  - (d) to obtain any fire, gas and electricity safety certificate specified by the scheme;
  - (e) to provide evidence of carbon monoxide monitoring in a form specified by the scheme; 15
  - (f) to obtain an energy performance certificate;
  - (g) to carry out annual testing of any electrical equipment provided in the property and to provide certification of such testing in a form specified by the scheme;
  - (h) to ensure that any furniture provided in the property complies with fire resistance standards specified by the scheme; 20

- (i) to ensure that each property they let complies with any health and safety regulations specified by the scheme, and that any risk assessments required by those regulations have been completed;
  - (j) to obtain property insurance and public liability insurance;
  - (k) to enter into a contract with a waste management company in relation to the property and to supply a copy of that contract to the licensing authority; 5
  - (l) to renew the licence every three years, when the property changes ownership, or when there is a change in the person holding day to day responsibility for the property, whichever is the earlier; 10
  - (m) to provide the licensing authority with up to date property details including details of who will hold responsibility for the day to day management of the property;
  - (n) to maintain compliance with the requirements of the licence throughout the period for which the licence is valid, and to supply evidence of that compliance as specified by the scheme; and 15
  - (o) not to let out a property without a valid licence.
- 3 Requirements on local housing authorities introducing a local licensing scheme**
- Regulations made under section 1 must require a local authority introducing a licensing scheme— 20
- (a) to publish, and to make readily available in such manner as they see fit—
    - (i) the standard terms and conditions which may be expected to be contained in a licence, 25
    - (ii) the application process for securing the licence, and
    - (iii) the licence renewal process;
  - (b) to determine a licence fee for each licensed property;
  - (c) to vary the fee set under paragraph (b) in cases where only part of the property is let; 30
  - (d) to inspect any property prior to issuing a licence;
  - (e) to provide a unique licence number for each property in respect of which a licence is granted;
  - (f) to maintain an up to date list of all licensed short-term let properties within the local authority area which includes— 35
    - (i) the address of the property;
    - (ii) whether it is a shared property occupied by the owner or a separate dwelling;
    - (iii) how many people the property can accommodate; and
    - (iv) how many days of the year the property will be advertised for letting and be let; 40
  - (g) to inspect, if the local authority sees fit, any property following a report from the public of an issue of concern relating to the property or to any other property owned by the same person;
  - (h) to monitor compliance with the licensing scheme; 45

- (i) to publish an annual report on the number and location of licences, including—
  - (i) the number and location of licences in each ward;
  - (ii) an assessment of the impact on local residential housing supply; and
  - (iii) details of any breaches of licence conditions reported and fines issued; and
- (j) to provide residents adjacent to a licensed short term let contact details of the enforcement officer to whom any issue experienced at the property may be reported.

#### 4 Powers of local housing authorities introducing a local licensing scheme

Regulations made under section 1 must enable the local authority—

- (a) to prevent, suspend or limit the granting or renewal of licences in any area;
- (b) to set limits or thresholds on the number of licences which may be granted in any area;
- (c) to provide for exemptions from the licensing scheme where a property is being used by the local authority for —
  - (i) urgent placements,
  - (ii) refuge accommodation,
  - (iii) accommodating people who are homeless, or
  - (iv) accommodating refugees.
- (d) to set licence conditions limiting the number of days per year for which a property may be let;
- (e) to impose fines, or remove a licence of a property, if—
  - (i) any of the licence conditions is breached,
  - (ii) criminal activity occurs at the property,
  - (iii) the registered owner has not obtained an energy performance certificate for the property,
  - (iv) licensing conditions relating to noise, nuisance or anti-social behaviour are repeatedly breached, or
  - (v) the registered owner or the person listed as holding responsibility for the property has had licences on other properties removed;
- (f) to impose restrictions on the issuing of parking permits in respect of properties for which a licence has been granted;
- (g) to impose fines on, or prevent from holding a licence, a person who rents a property without a licence;
- (h) to require the payment of a tourism levy in respect of licensed properties; and
- (i) to vary the rate of any local tax imposed on or in respect of licensed properties.

## 5 Marketing of short-term let accommodation

- (1) The Secretary of State must by regulations make provision about the marketing of short-term let accommodation.
- (2) Regulations under this section must—
- (a) prohibit the marketing of short-term let accommodation in any form without a valid licensing number provided by the local authority being displayed, including—
    - (i) failure to include a licensing number, 5
    - (ii) the use of an expired licensing number,
    - (iii) the use of a licensing number which relates to a different property, 10
  - (b) require the removal of any property whose license has been revoked by the local authority from any publication or platform through which it is marketed,
  - (c) require a person who is responsible for a publication or platform through which a property is marketed to provide specified information relating to that property on request to—
    - (i) His Majesty's Revenue and Customs, 15
    - (ii) the police,
    - (iii) any other public authority that the Secretary of State considers appropriate, 20
  - (d) provide for the imposition of a fine of up to £10,000 for breaches of the regulations by—
    - (i) an owner of short-term let accommodation, or
    - (ii) a person who is responsible for a publication or platform through which short-term let accommodation is marketed. 25

## 6 *Small business rate relief: eligibility*

*The Secretary of State must by regulations provide that short-term let accommodation in England is not eligible for small business rates relief.*

## 7 Conditions on grant of planning permission 30

The Secretary of State must by regulations enable a local planning authority to include in any grant of planning permission for new residential property a condition prohibiting the use of that property as short-term let accommodation.

## 8 Enforcement 35

Regulations under section 1 may provide for the enforcement of licensing requirements, including civil and criminal penalties for contravention.

## 9 Regulations

- (1) This section applies to regulations under this Act.

- (2) Regulations are to be made by statutory instrument.
- (3) Regulations may modify legislation including primary legislation.
- (4) The following regulations may not be made unless a draft of the statutory instrument containing them has been laid before, and approved by resolution of, both Houses of Parliament—
  - (a) regulations making first use of the power to make regulations under this Act;
  - (b) regulations which contain provision modifying primary legislation (with or without other provision);
  - (c) regulations which create a criminal offence.
- (5) A statutory instrument containing other regulations is subject to annulment in pursuance of a resolution of either House of Parliament.

## 10 Interpretation

In this Act—

an “area” may be—

- (a) a polling district;
- (b) a ward;
- (c) a street or streets specified by the local authority; or
- (d) the whole local authority area;

“local housing authority” has the meaning given by section 261 of the Housing Act 2004;

“local tax” means council tax and non-domestic rates;

“short-term let” means—

- (a) a dwelling-house let for the purpose of conferring on the tenant the right to occupy the dwelling-house for no more than 28 days, or
- (b) any part of a dwelling-house let for the purpose of conferring on the tenant to occupy that part of the house for no more than 28 days.

## 11 Commencement, extent and short title

- (1) This Act comes into force on the day on which it is passed.
- (2) This Act extends to England and Wales.
- (3) This Act may be cited as the Short-term Let Accommodation Act 2025.

# Short-term Let Accommodation Bill

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