

KESWICK TOWN COUNCIL
SEVEN PRINCIPLES OF PUBLIC LIFE
Selflessness – Integrity – Objectivity – Accountability – Openness – Honesty - Leadership

KESWICK TOWN COUNCIL

Council Offices
50 Main Street
Keswick
CA12 5JS

Email: townclerk@keswicktowncouncil.gov.uk

15th July 2022

A meeting of Keswick Town Council will be held in the Council Chamber, Town Hall, Keswick on **Thursday 21st July 2022 at 7.00 pm.**

Yours sincerely



Vivien Little
Town Clerk

AGENDA

- 1. Apologies**
To receive apologies for absence.
- 2. Minutes**
To authorise the Chairman to sign as a correct record the minutes of the Town Council meeting held on 16th June 2022 (pages 7-12).
- 3. Co-option of Councillor**
 - i) To receive a presentation from co-option applicants giving the reasons they would like to be a Town Councillor and what they feel they can offer to the community.
 - ii) To select a candidate to fill the vacancy in the East Ward.
 - iii) To receive the Declaration of Acceptance of Office.
- 4. Requests for Dispensations**
The Clerk to report any requests received since the previous meeting for dispensations to speak and/or vote on any matter where a member has a disclosable pecuniary interest.
- 5. Declarations of Interests**
To receive declarations by elected and co-opted members of interests in respect of items on this agenda.

Members are reminded that, in accordance with the Code of Conduct, they are required to declare any disclosable pecuniary interests or other registrable interests which have not already been declared in the Council's Register of Interests. (It is a criminal offence not to declare a disclosable pecuniary interest either in the Register or at the meeting). Members may, however, also decide, in the interests of clarity and transparency, to declare at this point in the meeting, any such disclosable pecuniary interests which they have already declared in the Register, as well as any other registrable or other interests.

If a member requires advice on any item involving a possible declaration of interest which could affect his/her ability to speak and/or vote, he/she is advised to contact the Clerk at least 24 hours in advance of the meeting

- 6. Police Report**
To receive the report of the Allerdale Rural Neighbourhood Policing Team.
- 7. Matters to be received from the Public**
Such matters may be received throughout the meeting, however items raised should not be discussed for longer than ten minutes and the Chairman reserves the right to curtail repetitious matters. Public participation shall not be longer than half an hour throughout the meeting.
- 8. Matters to be raised by Councillors**
An opportunity for Councillors to raise any unforeseen matters, with the consent of the Chair, which do not require a decision – items raised should not be discussed for longer than 10 minutes.
- 9. Lake District National Park – Keswick Conservation Area Appraisal**
To discuss an official response to the proposed changes to the Keswick Conservation Area. Rose Lord, Built Environment Adviser at LDNPA will be in attendance at this meeting.
- 10. Applications for Development**
 - i) To examine applications for development and agree observations to be submitted to the Lake District National Park Authority (Planning Group report to be circulated prior to the meeting).
 - ii) To receive update on National Park planning decisions.
- 11. Licensing application**
To receive Licensing Group report on licensing applications received for the period 10th June – 14th July 2022.
- 12. Keswick Smarter**
To receive a report from Councillor Harwood to propose that Keswick Town Council support the set-up of a Keswick Smarter network. Benita Laphorn will be in attendance to speak to the report.
- 13. Mayor's Report**
To receive details of the Mayor's engagements and meeting attendance for the period 10 June 2021 –14 July 2022.
- 14. Reports from Ward Representatives**
To receive reports from the following representatives:
 - i) Allerdale Borough Council
 - ii) Cumbria County Council
 - iii) Cumberland Council
 - iv) LDNPA North Distinctive Area Parishes' Representative
- 15. Payment of Accounts**
To confirm the payment of accounts for July 2022 as approved by the Inspection Committee (to be circulated at the meeting):
 - i) For the Town Council
 - ii) For the Trusts
- 16. Holiday House Good Neighbours Scheme**
To receive a report from Councillor L Dunn, to propose initial steps in setting up a Good Neighbours Scheme in relation to the amount of holiday homes in Keswick, following the Annual Town Meeting in April and a decision made at the last Town Council meeting.
- 17. Consultations**
 - i) To consider the Government's Call for Evidence with a view to the possible introduction of a registration scheme for tourist accommodation, and to consider what Keswick Town Council's response should be.
 - ii) To consider the Lake District National Park's Draft Statement of Community Involvement, and to consider the Keswick Town Council response.

18. **Budget Summary Comparisons as at 30 June 2022**
To receive budget comparisons for the 1st Quarter.
19. **Pedestrian Crossing on High Hill beside Keswick School**
To consider the attached motion from Councillor Burn.
20. **Environmental Working Group Update**
To consider a report from Councillor Lansbury (to follow).
21. **Correspondence**
To consider an email from Friends of the Lake District regarding lobbying for ensuring that Common Land remains protected.

Prior to the following business the Chairman will move the following resolution:

'That under the Public Bodies (Admission to Meetings) Act 1960, the public and representatives of the press and broadcast media be excluded from the meeting during the consideration of the following items of business as publicity would be prejudicial to the public interest because of the confidential nature of the business to be transacted'

22. **Contracting**
To consider the report from the Responsible Financial Officer.

To: All Councillors, Press, Police

KESWICK TOWN COUNCIL
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Minutes of the meeting of Keswick Town Council held in the Council Chamber, Town Hall, Keswick on Thursday 16th June 2022 at 7.00 p.m.

Present:

Chairman

Councillor Steve Harwood

Councillors

David Burn

Allan Daniels

Louise Dunn

Lewis Forsyth

Tony Lywood

Duncan Miller

Adam Paxon

Also present were Vivien Little (Town Clerk), Catherine Parker (Responsible Financial Officer), one member of the press, and ten members of the public.

28. Apologies

Apologies for absence were received from Councillors A Dunn, Lansbury and Titley. Their apologies were noted and accepted by full Council.

29. Minutes

RESOLVED that the Chairman be authorised to sign as a correct record the minutes of the Town Council meeting held on Thursday 19th May 2022 (pages 1-6).

30. Presentation of Mayor's Cadet

The Mayor's Cadet for the year was presented to the Mayor who congratulated her on being chosen for the role.

31. Death of Councillor

The Clerk gave a verbal update following the death of Councillor Peter Terry. The notice of vacancy would be posted on Tuesday 21 June, following the Councillor's funeral.

32. Requests for Dispensations

The Clerk reported that no requests for dispensation had been received.

33. Declarations of Interests

Councillor Paxon declared a personal interest in regard to planning applications 7/2022/2136 and 7/2022/2142 as he was the Town Council's nominated outside body representative on Keswick Youth Club. He would remain in the room and vote on the items.

Councillor Forsyth declared a personal interest in regard to planning applications 7/2022/2136 and 7/2022/2142 as he had a prior working relationship with Keswick Youth Club. He would remain in the room and vote on the items.

34. Police Report

RECEIVED the report of the Allerdale Rural Neighbourhood Policing Team.

35. Matters to be received from the Public

A member of the public spoke in regard to planning applications 7/2022/2136 and 7/2022/2142. They were a resident of the area close to the land in question. While they had no issues with the Youth Club itself, the building proposed was not to their mind a 'good' building, as the design was overbearing, with varying height. The garden gates of the properties beside the site opened out onto the area concerned.

A member of the public spoke in regard to planning applications 7/2022/2136 and 7/2022/2142. They supported the Youth Club, but there was a dichotomy between the idea, and what was possible on the piece of land in question.

A member of the public spoke in regard to planning applications 7/2022/2136 and 7/2022/2142. They explained the mission of what the Youth Club was trying to achieve, which was to set up a place that could support the youth of Keswick in more ways than simply having somewhere to go – it was aiming to provide someone to talk to as well. All this meant that they had to find a way to provide an income as well, which meant the increase in size to the building. They stated that they had tried as much as possible to address all concerns.

36. Matters to be raised by Councillors

No matters were raised by Councillors at this meeting.

37. Applications for Development

- i) **RESOLVED** that the following observations be submitted to the Lake District National Park Authority:

Plan Ref.	Description of Development Location
7/2021/2348	Amendment to opening hours for external customer seating area, condition 5 on planning permission 7/2020/2228 for conversion of an existing car park to the north-east side of the existing public house to form an external customer and landscaped area (Appeal) Appeal by Wetherspoon for change to opening hours <i>RESOLVED that no further comments/observations be sent to the Appeal Inspector</i>
7/2022/2065	Proposed vehicular access and parking area Driftwood Cottage, Crosthwaite Road, Keswick, CA12 5PG <i>Support – Support but regret the loss of landscaped garden frontages along Crosthwaite Road, particularly the hedgerows, when provision has been made for parking at the rear of these properties. However the precedent has already been set for a number of houses on this road. As CCC Highways have no comments to make we reluctantly support this proposal</i> SUPPORT
7/2022/2101	Improvements to form accessible entrance and associated alterations to front elevation and boundary treatments including entrance canopy (revised scheme) Keswick Senior Citizens, Heads Road, Keswick, CA12 5HA <i>No comments made</i> SUPPORT

- 7/2022/2119** Installation of dormer to rear elevation
4, Victoria Street, Keswick, CA12 5LP
Object – this is a resubmission of a withdrawn application earlier this year. Objections raised previously regarding direct overlooking from the dormer extension proposed towards 1 and 2 Brundholme Mews remain relevant. We consider the extension proposed creates an uneasy balance in the conservation area and should not be supported
OBJECT
- 7/2022/2131** Amendment to opening hours, condition 5 on planning permission
7/2006/2340 for change of use to builders and timber merchants and plumbers merchants (storage and distribution of builders materials and plumbing and heating materials and hire of tools with trade counters and offices and ancillary retail sales) and changes to external elevations
Travis Perkins Trading Co Ltd, Browfoot Works, Penrith Road, Keswick, CA12 4LH
No comments made
SUPPORT
- 7/2022/2132** Proposed replacement of 2no. windows and door to rear extension
10, Eskin Street, Keswick, CA12 4DH
No comments made
SUPPORT
- 7/2022/2133** Proposed telescopic glazed enclosure for the existing swimming pool
Skiddaw Grove Hotel, Vicarage Hill, Keswick, Cumbria, CA12 5QB
No comments made
SUPPORT
- 7/2022/2136** Proposed youth centre and residential development following refusal ref
7/2019/2166
Keswick Youth Centre, The Old Mill, Main Street, Keswick, CA12 5NJ
Defer for further consultation until July Town Council meeting. The Town Council would like an extension to comment on this application until Friday 22nd July 2022
DEFER UNTIL JULY
- 7/2022/2142** Proposed temporary car park and store building following refusal of
application ref 7/2021/2199
Keswick Youth Centre, The Old Mill, Main Street, Keswick, CA12 5NJ
Support – We would not normally support a new car park on this site but as a temporary facility to assist in the applicant's ability to fund a much-needed new Youth Centre we are prepared to support this application subject to a time limit of 5 years. Following discussion with the applicants and noting concerns of neighbouring properties, changes have been made to the original proposal which we feel are acceptable subject to meeting the requirements of CCC Highways
SUPPORT
- 7/2022/2143** Amendment to condition no 2 (amended elevations) and condition no 4
(use of unit 01 for purposes of local occupancy in lieu of unit 03) on

approval ref 7/2021/2059 for proposed alterations to the front entrance, rear elevation and internal layout to provide local needs dwelling 27, Station Street, Keswick, CA12 5HH

No comments made

SUPPORT

7/2022/2153

Approval of details reserved by condition 13 on planning permission 7/2020/2039 (Erection of Hotel (C1) with restaurant / bar at ground floor, together with means of access, car parking, creation of loading/ delivery bay and ancillary work) - Local employment scheme (for information only) Former Ravensfield Care Home, High Hill, Keswick, CA12 5NX

No comments made

SUPPORT

7/2022/2159

Approval of details reserved by condition 7 on planning permission 7/2020/2039 (Erection of Hotel (C1) with restaurant / bar at ground floor, together with means of access, car parking, creation of loading/ delivery bay and ancillary work) - Puffin Crossing (for information only) Proposed Hotel On Former Ravensfield Site, High Hill, Keswick, Cumbria, CA12 5NX

Object – We object strongly to the proposed location of a new Puffin pedestrian crossing at the position indicated in such close proximity to the busy Tithebarn Street junction. The experience of temporary traffic lights for the 3 weeks period of the Keswick Convention last year resulted in significant traffic jams at busy times through the Town Centre, Borrowdale Road and High Hill. This does not appear to relate in any way to the use of the Hotel and we believe it will create a level of congestion which is unacceptable within the town. The environmental impact of queuing traffic with engines running will be significant, particularly in the main holiday periods throughout the year. We urge an urgent reconsideration of this requirement as a condition of the planning permission granted. However we remain concerned for pedestrian safety and would require Premier Inn to fund an alternative solution.

OBJECT

ii) **RECEIVED** an update on National Park planning decisions.

38. Licensing Applications

RECEIVED Licensing Group report on licensing applications received for the period 13th May – 9th June 2022.

39. Mayor's Engagements

RECEIVED that details of the Mayor's engagements and meeting attendance for the period 19th May 2022 – 9th June 2022.

40. Annual Governance and Accountability Return (AGAR) – Section 1

RESOLVED that the Section 1 – Annual Governance Statement 2021-22 – of the AGAR be approved for signature by the Chairman.

41. Annual Governance and Accountability Return (AGAR) – Section 2

RESOLVED that the Section 2 – Accounting Statements 2021-22 – of the AGAR be approved for signature by the Chairman.

42. Annual Accounts

RESOLVED that the statement for accounts for the year ending 31 March 2022 be approved for signature by the Chairman.

43. Internal Auditor's Report for Year Ending 31 March 2022

RECEIVED the report of the Internal Auditor for the year ending 31 March 2022.

44. Review of Bank Mandate

Consideration was given to the report of the Responsible Financial Officer.

RESOLVED that amendments to the bank mandate be made as set out in the report.

45. Payment of Accounts

RESOLVED that the accounts for June 2022 as approved by the Inspection Committee be authorised for payment for:

- i) For the Town Council, vouchers 47 – 65, amounting to £3265.38 (three thousand two hundred and sixty-five pounds and thirty-eight pence)
- ii) For the Parks' Trusts, vouchers HP32 – FP53, amounting to £7580.09 (seven thousand five hundred and eighty pounds and nine pence)

46. Committee Appointments

RESOLVED that Councillor L Dunn be appointed to the Staffing Committee for the 2022/23 municipal year.

47. Outside Bodies

RESOLVED that:

- i) Rather than representatives be appointed due to existing pressures on Councillors, these organisations be asked to come and speak to Council on an annual basis; and
- ii) The Clerk to write to Keswick in Bloom and Keswick Fair Trade, explaining the situation and informing them that if a Councillor was required for a major event, to contact the Town Council offices.

48. Reports from Ward Representatives

RECEIVED reports from the following representatives:

- i) Allerdale Borough Council Ward Representatives – Councillor Daniels gave an update regarding the recent Overview and Scrutiny meeting at Allerdale, where the Keswick Leisure pool was discussed, as there was disappointment that the original promise for a shovel ready proposal was not going to be met.
A complaint had been lodged with Environmental Health at Allerdale BC regarding overnight parking at Lakeside Car Park, with human excrement being found.
- ii) Cumbria County Council Ward Representative – Councillor Lywood reported that the Premier Inn puffin crossing was intended to still go ahead in the proposed site.
- iii) Cumberland Council Representative – Councillor Campbell-Savours was not in attendance.
- iv) Lake District National Park Authority North Distinctive Area Parishes Representative – **RECEIVED** the report from Dr Geoff Davies, Lake District National Park Authority North Distinctive Area Parishes Representative.

49. Clerk's Report

Consideration was given to the report of the Clerk.

RESOLVED that:

- i) a report relating to noise and antisocial behaviour be brought to Council in July;
- ii) pressure be kept on Allerdale Borough Council to hold them to account over the future of Keswick Leisure Pool;

- iii) a report setting out ideas for raising the profile of the Town Council be brought to Council in July;
and
- iv) Rev. Charles Hope be invited to the August Town Council meeting to discuss ways to work with Keswick based organisations to create a Keswick Smarter Group.

50. Visitor Management Group

Consideration was given to the report from the Clerk.

RESOLVED that no further action be taken on this matter at this time.

51. Policy adoptions

To adopt the following policies:

- i) Training Policy;
- ii) Risk Management Policy; and
- iii) Grants Policy

RESOLVED that all the above policies be adopted.

52. Events Committee

RECEIVED for information the minutes of the Events Committee meeting held on Monday 30 May 2022.

The meeting closed at 8.47 p.m.

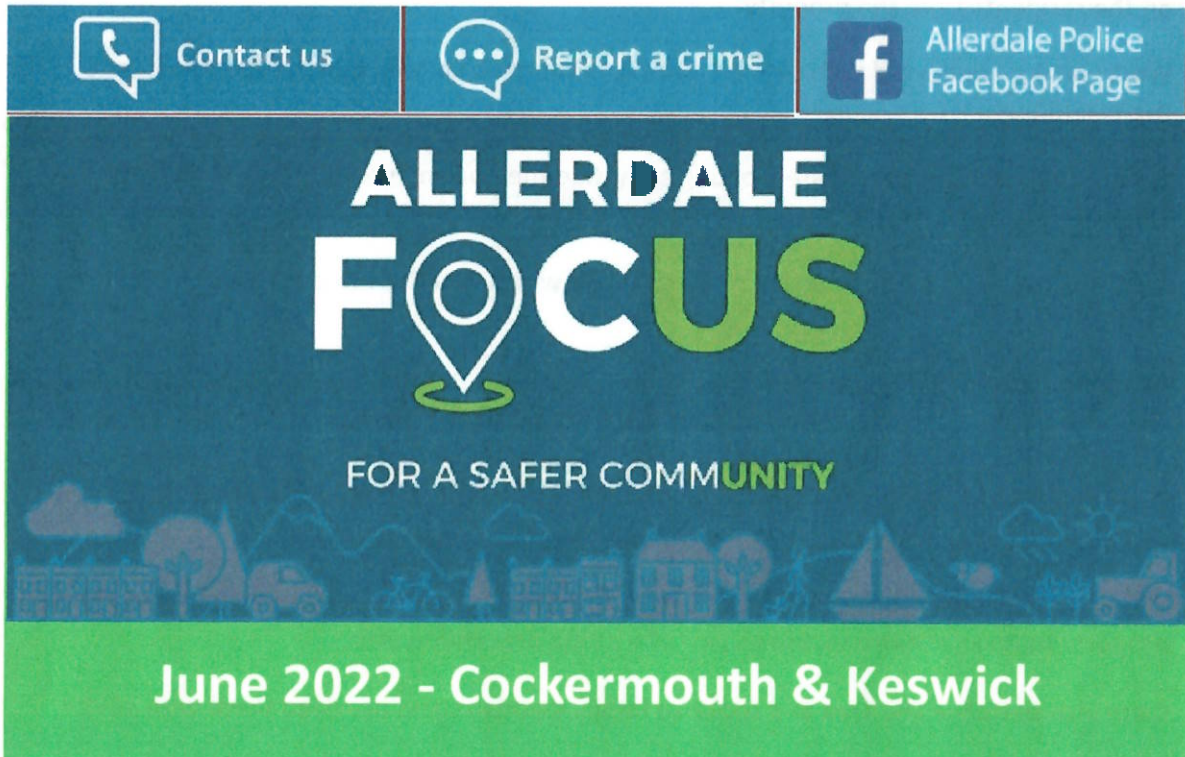
Chairman

Date

Ania Mlynczak

From: Cumbria Police <CumbriaPolice@public.govdelivery.com>
Sent: 30 June 2022 12:33
To: Ania Mlynczak
Subject: June 2022 - Cockermouth & Keswick

[View in browser](#)



The banner features a dark blue background with a green bar at the bottom. At the top, there are three buttons: 'Contact us' with a phone icon, 'Report a crime' with a speech bubble icon, and 'Allerdale Police Facebook Page' with the Facebook 'f' logo. The main text reads 'ALLERDALE FOCUS' in large white and green letters, with a location pin icon over the 'O' in 'FOCUS'. Below this is the tagline 'FOR A SAFER COMMUNITY' in white. The bottom green bar contains the text 'June 2022 - Cockermouth & Keswick' in white. The background of the banner includes faint icons of a house, a car, a bicycle, a boat, and a tractor.

A word from your local inspector

In this month's newsletter, you will see we have been conducting a number of talks at schools and local groups.

We have also been visiting victims of crime to provide reassurance and crime prevention advice.

As we head into summer we are seeing more events within our community, we would like to take this opportunity to remind people to keep an eye on their possessions and lock away their valuables.

Also as it get warmer ensure you shut your windows and doors when you leave and secure your property.

You can find more crime prevention advice [here](#).



Hub referral in Cockermouth

We have submitted an initial referral into the Allerdale Local Focus hub in relation to ongoing issues and complaints about a property in the area of Wasdale Close, Cockermouth.

As part of this we have looked back at logs over a 12 month period, intel and information on the residents from the property.

We have also conducted high visibility patrols in the area, as well as reassurance visits to the neighbours.

So far the multi-agency hub are working alongside the housing provider and the family. This is an ongoing process.

An arrest has been made in relation to an assault which is under investigation.

Reassurance visits in Cockermouth

PCSO Clare Parker conducted a reassurance visit to someone who reported that their neighbour was causing issues in the area of Derwent Street, Cockermouth.

Clare has linked in with the housing provider and requested some jobs be carried out at the property to make it more secure as part of a crime prevention visit.

Clare also patrolled the area and spoke to family members and provided them with advice.

Clare also visited the caller who is having issues with youths playing ball near their property in the same area.

Crime prevention advice given and patrols in the area. Clare has also linked in with the local school to make them aware of the issues.



Doorstep sellers

We have been conducting patrols and speaking to residents in the area of Rose Lane, Cockermouth, with Trading Standards to make residents aware of cold callers and to be mindful.

We also asked residents to be aware and look out for vulnerable neighbours.

We received positive feedback from the residents we spoke to. They told us that that appreciated our presence and it made them feel reassured.

Talks

Army cadets

We were asked to conduct a talk to the Army Cadets in Cockermouth on online safety.

This was delivered by PCSO Clare Parker as part of an open evening event to the cadets and parents/guardians so everyone could gain important knowledge on how to keep safe online.

Braithwaite School

PCSO Megan Jones conducted a talk on staying safe to Braithwaite school.

This covered staying safe when playing out, respecting other people's property, bullying and hate crime, staying safe on days out, stranger danger, road safety, water safety, fire safety and what to do in the case of emergency and who and how to contact the emergency services if needed.

The whole school was involved in the talks and had the opportunity to ask lots of questions too.

St Michael's

PCSO's Clare Parker and Megan Jones visited St Michael's school to conduct a talk on online safety.

The aim of officers and PCSO's conducting talks to schools and community groups is so that our young people have the information and tips to stay safe and make good decisions.

Neurodiversity

On 7 June, PCSO Pete Nichol attended Braithwaite School to speak to pupils about ADHD neurodiversity.

Pete has autism, ADHD, dyslexia, a chromosome disorder and traits of OCD so uses his life learned experiences to engage with young people who may have neuro disabilities.

Keswick Mountain Festival

PCSO Clare Parker visited Keswick Mountain Festival. It was a busy event, and Clare engaged and spent some time at the youth tent where the children were having lots of fun decorating t-shirts, getting their face painted and doing art & craft activities.

Street Safe Survey

We have issued StreetSafe surveys in the following areas:

Castle Drive, Cockermouth - following damage caused in the area, we are also conducting patrols in the area to prevent any further issues.

Broughton Moor, Cockermouth - In relation to ongoing neighbourhood disputes, investigations are ongoing.



Street Safe surveys are an opportunity for you to raise any concerns or observations you have that impacting your area for our team to look into. If you have received one of these surveys, please let us know your thoughts by completing the form and sending it back in the accompanying return envelope.

Your information is crucial in assisting us provide a robust response.

Anyone with information can report online at www.cumbria.police.uk/report-it. You can also phone on 101.

Alternatively you can contact Crimestoppers, anonymously, on 0800 555 111.



Drugs activity intelligence gathering

A DACA (Drug Activity Community Appeal) was distributed in the area of Kirkfell Avenue, Cockermouth

We are appealing for any information relating to drug use and supply.

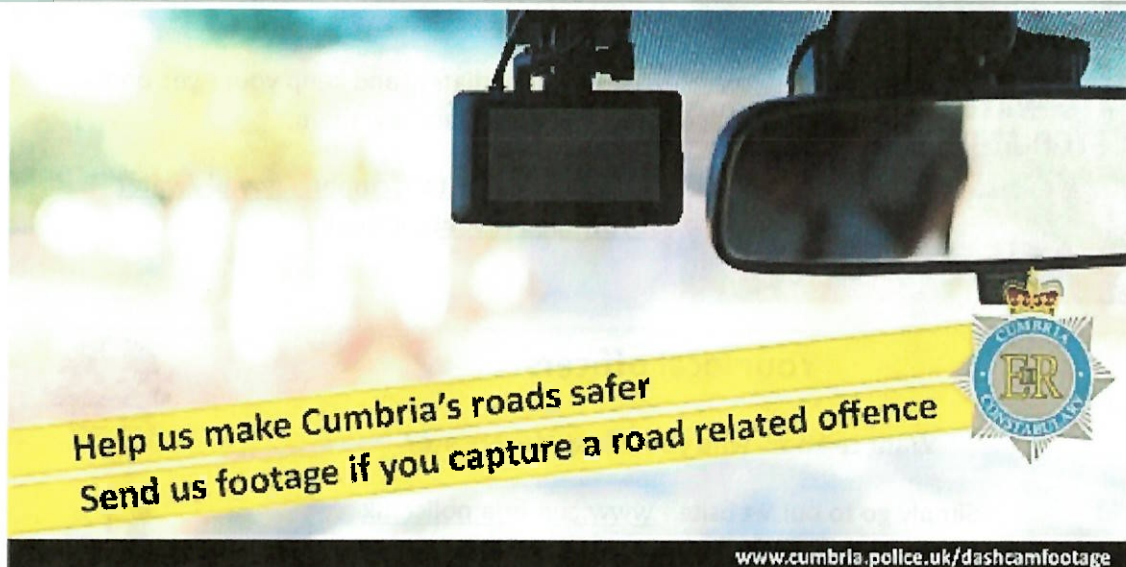
Tell us about:

- 👉 Suspicious activity on your street
- 👉 Suspicious people or vehicles on your street
- 👉 Drug supply in your community
- 👉 Any concerns about crime in your neighbourhood

We are looking to challenge the use and supply of drugs in this area.

Anyone with information can report online at www.cumbria.police.uk/report-it.

Alternatively you can contact Crimestoppers, anonymously, on 0800 555 111.



An update from the Child Centred Policing Team

Your Child Centred Policing team has been working in collaboration with the Allerdale Neighbourhood Policing team and local partner agencies to tackle the rise in anti-social behaviour.

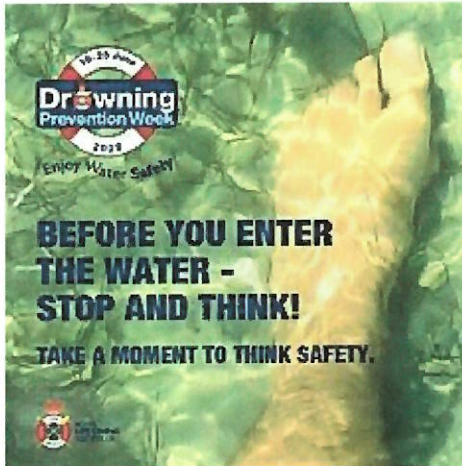
We have tried a range of different approaches, including providing the children with different activities and interventions. We are pleased to say that we have seen some successful results.

However, there is still more to do, and we will continue to offer early intervention to children who display signs of escalating negative behaviour, to divert them away from the criminal justice system.

If you would like to learn more about the Child Centred Policing team, click [here](#)

If you would like to know more about your local Neighbourhood Policing team, please enter your post code or browse by area on the "What's happening in your area?" section on the [website](#) home page.

This result has been achieved following partnership working between the Child Centred Policing team, response officers and the Neighbourhood Policing team. One of the approaches was to impose Criminal Behaviour Orders banning specified people from an area.



Drowning Prevention Week

If you see a person or animal in difficulty in the water, DON'T go in to try and help as you could get into trouble yourself.

Call 999 immediately and keep your eyes on the spot where you last saw them.

Find out more: <http://cumbria.gov.uk/water>
[#DrowningPreventionWeek](https://twitter.com/DrowningPreventionWeek)

Your local officers

Want to know who your local officers are?

Simply go to our website - www.cumbria.police.uk

Scroll down the home page and you can browse different areas to see who your local team are - or enter your postcode.

Not only will you be able to find out who your named local officers and PCSOs are, you will also be able to view our local policing priorities and details of any meetings or events we will be attending.



Join us!

Have you ever thought about being a police officer?

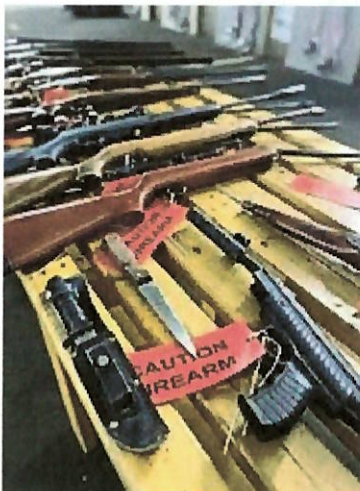
Could you be make a real difference to people in Cumbria and help keep them safe?

Recruitment is open now. We are looking for enthusiastic and dedicated people to apply now to join our teams.



For more information on the role of a police officer and the numerous entry routes, please visit www.cumbria.police.uk/careers.

In other news



Over 160 weapons handed in during surrenders

We have received over 160 weapons from the public during two surrenders of firearms and knives that were held in May.

Weapons handed in during the surrender period are:

- 80 Knives
- 86 firearms (Including ammunition, flares and replicas)

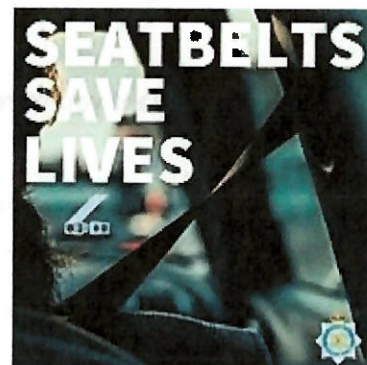
Read more [here](#)

Police issue dangers of not wearing your seatbelt

We are advising drivers to not only ensure they are wearing their seatbelts, but they are also wearing them correctly.

It is a requirement by law to wear your seatbelt or you could be fined up to £500.

For more information on child seats visit - [Seat Belts and Child Restraints \(think.gov.uk\)](#)



Read more [here](#).



Launch of initiative to help prevent local farm and rural crime

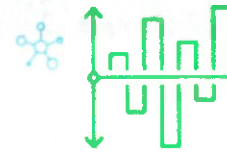
Young farmers in Cumbria are to be offered the opportunity to play a key role in helping to keep farming and rural communities safe. A unique training package is being developed to support Young Farmers in identifying practical actions that local farmers in their club area can take to prevent themselves from becoming victims of crime. [Read more here.](#)



Crime Figures

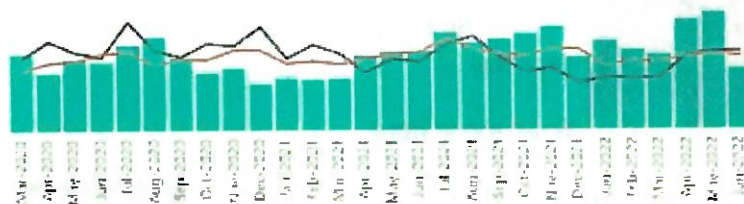
Further information can be found on [Police.Uk](https://www.police.uk)
Click here to visit the website

Please note the data contained on [Police.uk](https://www.police.uk) is not live time



Offence Group	Crimes	Same Period Last Year	Difference	% Change
Arson and Criminal Damage	10	12	-2	-16.7%
Burglary	1	1	0	0.0%
Drug Offences	2	3	-1	-33.3%
Hate Incident	0	1	-1	-100.0%
Miscellaneous Crimes Against Society	1	2	-1	-50.0%
Possession of weapons offences	0	0	0	0.0%
Public order offences	11	6	5	83.3%
Reported Incidents	0	0	0	0.0%
Robbery	0	0	0	0.0%
Sexual offences	1	3	-2	-66.7%
Theft offences	15	3	12	400.0%
Vehicle Offences	3	3	0	0.0%
Violence against the person	41	15	26	173.3%
Total	90	62	28	45.2%

● Month Total ● Previous year ● Average Previous 3 Years



Allerdale Police want you to report all anti-social behaviour and crime

Please report any incidents of crime or anti-social behaviour to us, to help us keep Allerdale safe.

If a crime is in progress always call 999.

You can report online at <https://www.cumbria.police.uk/report-it>



Our online Live Chat function is a new service giving you an alternative way to communicate with a Police Officer in real time. [More here.](#)

You can also phone on 101.

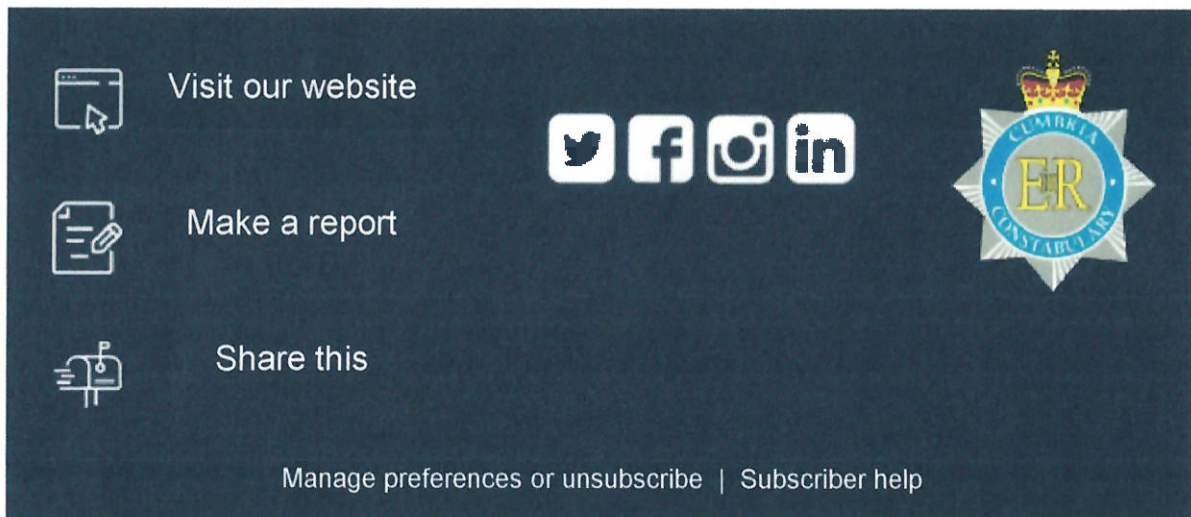
Alternatively you can contact Crimestoppers, anonymously, on 0800 555 111.

To receive more policing news, sign up to our other area newsletters by clicking on the links below:

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[Maryport, Aspatria, Silloth & Wigton](#)

[Cumbria \(covering the whole county\)](#)





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Town Clerk

From: Rose Lord <Rose.Lord@lakedistrict.gov.uk>
Sent: 19 April 2022 15:14
To: Town Clerk
Subject: Keswick Conservation Area Appraisal

Dear Vivien,

In early 2020 we consulted the Town Council and members of the public on a Conservation Area Appraisal and Management Plan for Keswick. This was put on hold due to Covid but it is now due to go to the National Park's Committee in early June.

I came along to a Town Council meeting in 2019 and 2020, and had some informal feedback but it would be great to have an official response from the Town Council to include with the committee report – is this something you could help organise?

The report and accompanying maps can be found here [Keswick Conservation Area : Lake District National Park](#) (I need to amend the dates on this page)

Kind regards,

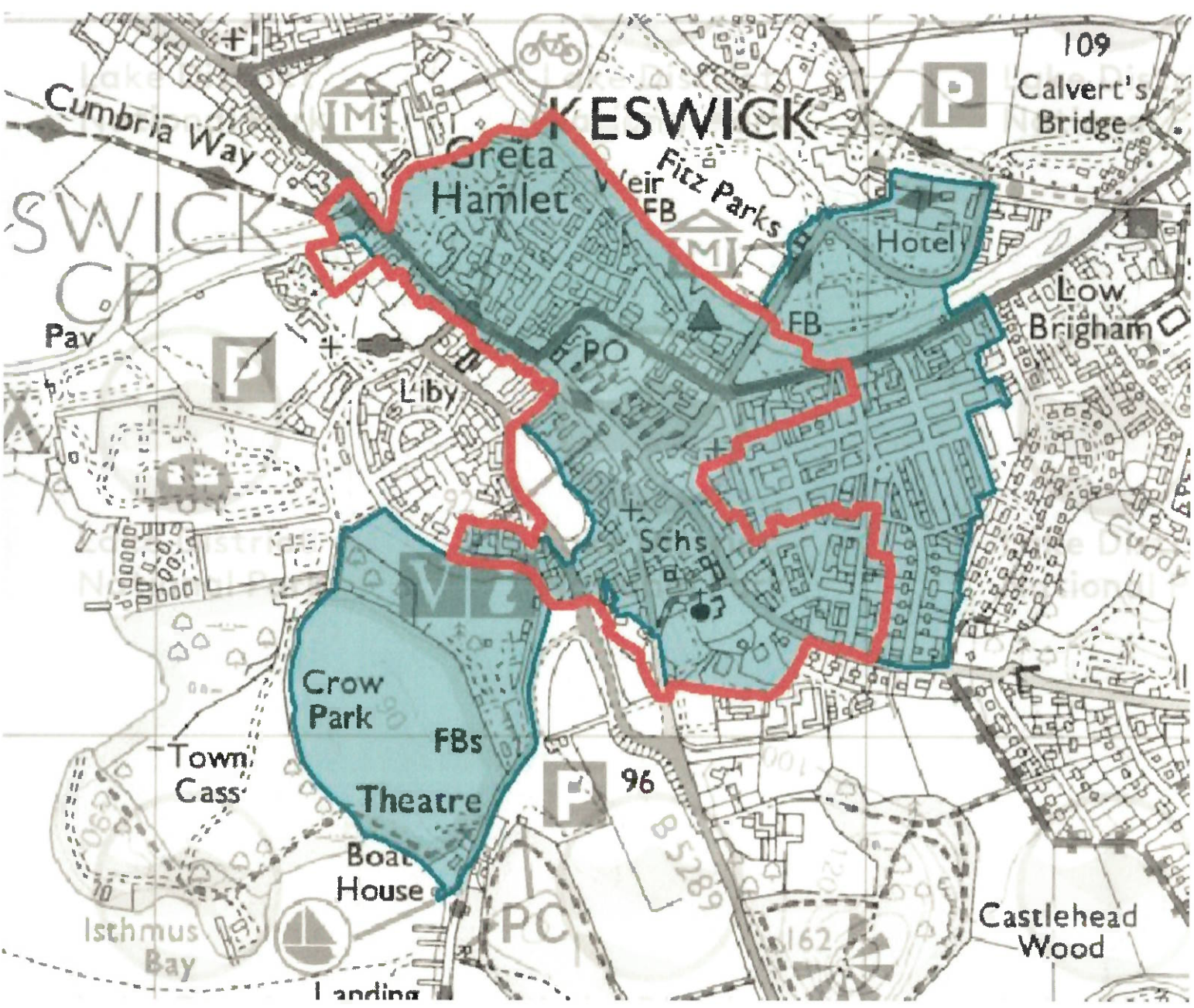
Rose

Rose Lord
Built Environment Adviser
Lake District National Park Authority
Direct

lakedistrict.gov.uk | [Twitter](#) | [Facebook](#) | [Instagram](#) | [LinkedIn](#)



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Planning Applications received between 10/06/2022 - 14/07/2022

Plan ref	Location	Description of Proposed Development
7/2022/2136	Keswick Youth Centre, The Old Mill, Main Street, Keswick, CA12 5NJ	Proposed youth centre and residential development following refusal ref 7/2019/2166
7/2022/2155	Oak House, Penrith Road, Keswick, CA12 4LU	Amendment to local occupancy to correspond with housing SPD, May 2021, condition 3 on planning permission 7/2013/2007 for construction of one new dwelling
7/2022/2162	56, Wordsworth Street, Keswick, CA12 4BZ	Extension to provide WC at ground floor level and addition of rooflights to main house roof
7/2022/2169	18, Eskin Street, Keswick, CA12 4DG	Change of use from guest house to self catering holiday accommodation and provision of a parking space
7/2022/2171	2, Brunndholme Mews, Keswick, CA12 4NR	Removal of rooflight and replacing with dormer window to existing kitchen together with additional rooflight to bedroom
7/2022/2174	Greta Hall, Main Street, Keswick, CA12 5NH	Roof refurbishment, repairs to render, chimneys & internal structural repairs & plaster works
7/2022/2183	Former Ravensfield Site, High Hill, Keswick, Cumbria, CA12 5NX	Non-material amendment to planning permission 7/2020/2039 (Erection of Hotel (C1) with restaurant / bar at ground floor, together with means of access, car parking, creation of loading/ delivery bay and ancillary works) to make alterations to enclosure around bin store, render to access ramp, a flanking stone wall, relocation of main entrance door, omission of louvres to plant room and replace with stone, alterations to drainage, omission of green roof to bin store(for information only)

NOTICE TO THE PUBLIC: Interested parties are invited to let the Town Clerk have their comments, in writing or via email to: planning@keswick.gov.uk the meeting regarding any of the planning applications on this sheet.

Decisions Received from LDNPA

Planning Decisions Received between 10/06/2022 & 14/07/2022

Plan Ref	Date of Application	Location	Postcode	Description	KTC Observations	LDNPA Decision	Appeal	Appeal Decision
7/2021/2360	January-22	Lyndhurst, 22, Southey Street, Keswick	CA12 4EF	Change of use of guesthouse to flexible use as a guesthouse or self-catering holiday letting accommodation or House of Multiple Occupation	SUPPORT	GRANTED		
7/2022/2016	January-22	2 Eskin Street, Keswick	CA12 4DH	Change of use of guest house to self catering holiday letting accommodation	OBJECT	GRANTED		
7/2022/2025	March-22	Sunny Bank, Chestnut Hill, Keswick	CA12 4LR	Two storey extension to the rear/side of the property and alterations to the front of the house. These renovations include excavation of the back garden, and changes to the windows/appearance of the front of the house.	SUPPORT	GRANTED		
7/2022/2047	February-22	Glencoe Guest House, 21, Helvellyn Street, Keswick	CA12 4EN	Change of use of guest house to self catering holiday letting accommodation	SUPPORT	GRANTED		
7/2022/2054	February-22	Thornleigh Guest House, 23, Bank Street, Keswick	CA12 5JZ	Change of use of guest house to self catering holiday letting accommodation	OBJECT	GRANTED		
7/2022/2062	March-22	7, Eskin Street, Keswick	CA12 4DH	Change of use of guest house to self catering holiday letting accommodation including changes to the rear of the boundary wall to accommodate a parking bay for one vehicle.	OBJECT	GRANTED		
7/2022/2065	May-22	Driftwood Cottage, Crosthwaite Road, Keswick	CA12 5FG	Proposed vehicular access and parking area	SUPPORT	REFUSED		

Plan Ref	Date of Application	Location	Postcode	Description	KTC Observations	LDNPA Decision	Appeal	Appeal Decision
7/2022/2076	March-22	Dollwaggon Guest House, 17 Helvellyn Street, Keswick,	CA12 4EN	Change of use from guest house to self catering holiday letting accommodation including managers accommodation	OBJECT	GRANTED		
7/2022/2088	March-22	12 , Ambleside Road, Keswick, Cumbria	CA12 4DL	Change of use of guest house to self catering holiday letting accommodation	OBJECT	GRANTED		
7/2022/2099	April-22	13 Bank Street, Keswick	CA12 5JY	Erection of steel mesh panel at rear of property from first floor to ground level of the fire escape	SUPPORT	GRANTED		
7/2022/2102	April-22	10, Southey Street, Keswick	CA12 4EF	Change of use of guest house to self catering holiday letting accommodation	OBJECT	GRANTED		
7/2022/2113	April-22	14 , Ambleside Road, Keswick, Cumbria	CA12 4DL	Change of use of guest house to self catering holiday letting accommodation	OBJECT	GRANTED		
7/2022/2122	April-22	4, Southey Street, Keswick	CA12 4HH	Proposed single storey rear extension, additional velux window in rear roof plane, change of front door	SUPPORT	GRANTED		
7/2022/2132	May-22	10, Eskin Street, Keswick	CA12 4DH	Proposed replacement of 2no. windows and door to rear extension	SUPPORT	GRANTED		
7/2022/2133	May-22	Skiddaw Grove Hotel, Vicarage Hill, Keswick	CA12 5QB	Proposed telescopic glazed enclosure for the existing swimming pool	SUPPORT	GRANTED		
7/2022/2143	May-22	27, Station Street, Keswick	CA12 5HH	Amendment to condition no 2 (amended elevations) and condition no 4 (use of unit 01 for purposes of local occupancy in lieu of unit 03) on approval ref 7/2021/2059 for proposed alterations to the front entrance, rear elevation and internal layout to provide local needs dwelling	SUPPORT	GRANTED		
7/2022/2159	July-22	Proposed Hotel On Former Ravensfield Site, High Hill, Keswick	CA12 5NX	Approval of details reserved by condition 7 on planning permission 7/2020/2039 (OBJECT	GRANTED		

AGENDA ITEM 11. LICENSING GROUP REPORT ON LICENCE APPLICATIONS RECEIVED

Business Name	Location	Details of Application	Date Consultation Period Ends	Comments	Date Comments sent to ABC Licensing Dept.
Borrowdale Institute	Rosthwaite, Keswick, Cumbria, CA12 5XB	<p>Live Music indoors, Mon – Sun 9.00 - 23.00- bands, singers with amplified equipment</p> <p>Recorded Music, Mon-Sun, 9.00 – 23.00 – DJ's and guests using playlists</p> <p>Performance of dance, Mon-Sun 9.00 – 23.00 – school, groups</p> <p>Late night refreshments, Mon-Sun 12.00 – 23.30 – guests must vacate premises by midnight, last orders at 23.30</p> <p>Supply of alcohol – Mon-Sun 11.00 – 23.30 – bar available if pre – booked by customers using it for weddings, parties etc</p>		Support – No comments made	23.06.2022

KESWICK TOWN COUNCIL

21 JULY 2022

KESWICK SMARTER

Following the Annual Town Meeting in April, and the decision made last month to proceed at looking at the formation of a Keswick Smarter Group, similar to the one which is run in Appleby, Benita Laphorn, who asked the original question has put together a paper for Councillors to consider (enclosed).

The paper seeks support from Keswick Town Council in taking the first step to set up a Keswick Smarter Group. It should be noted that the Keswick Town Council already has a community section on its website already, which we have always populated with any information which comes into us, therefore it would be easy to set up with any more information as requested.

Vivien Little

13 July 2022

KESWICK SMARTER – BUILDING ON PROPOSAL ACCEPTED AT MAY 2022 KESWICK TOWN AGM

STAGE 1

THE ORIGINAL PROPOSAL: The Town Council to support the establishment of a Keswick Smarter Group
“On BBC Radio Cumbria, there was a piece about Appleby Smarter. This group formed 7 years ago, and in co-ordination with their town council, tackle jobs around the town to keep it looking great.

There are areas of our town and the surrounding footpaths that could do with a bit of TLC. Keswickians are great at responding to rallying cries – look at the help provided to St Johns Church re their grave yard, litter picking activities, Himalayan Balsam bashing, to name just a few. Would KTC support action to set up a similar group for Keswick.”

OUTCOME: Supported, with Councillor Adam Paxon keen to ensure the young people were also engaged.

STAGE 2 - GAINING AN OVERVIEW OF HOW APPLEBY SMARTER OPERATES

CHAIR MIKE EDEN via Telephone

- Core Volunteer Group ~ 40 – normally 8 – 10 people turn up for activities
- Have public liability insurance – costs ~£170pa, but not personal liability as too expensive. Individuals sign up on the basis that participation is at their own risk
- Focus is on maintaining not repairing. Originally used their own tools and paints etc, but as they have grown, have been successful in receiving grants / funds allowing them to buy tools
- Have a small committee of 3 people (chair, treasurer and secretary) who review and prioritise tasks that have been suggested to the group.
- Work with the town council, and in particular the Town Clerk, who helps with gaining permission for work.
- Programme of work established 4-5 weeks in advance, with details of equipment required and who is looking after the tools. Work only listed when permission received.
- Meets on a Monday afternoon for 2 hours, with tea/coffee afterwards.
- Profile raised via volunteers wearing hi-vis vests / A-Board / leaflets
- Have taken over some core jobs from the council e.g. cleaning benches, cutting back overgrown areas, but do encounter issues with disposing of resulting green waste.
- Primary engagement is with the retired community, particular men, and the group provides a valuable social outlet.

STAGE 3 – INITIAL SCOPING OUT OF WHAT ‘KESWICK SMARTER’ COULD MEAN IN PRACTICE

The initial focus for the original Keswick Smarter proposal was to adopt a similar approach to Appleby Smarter.

On reflection, there is an opportunity to take a broader approach for Keswick, looking wider than just improving the look and feel of the general environment e.g. overgrown paths, rundown areas.

There is a lack of a central focal point that enables people / organisations to make connections. If this is addressed, this may facilitate building wider connections across the community, raising awareness of and interest in:

- Creating social connections
- Creating formal opportunities to join in / volunteer
- Providing suggestions - encouraging an attitude of shared ownership and responsibility
- Opportunities for businesses, schools, youth organisations etc to identify and / or participate in activities that make a difference.

The proposal being put to the July Town Council Meeting is to seek support for taking the first step in creating this central information point.

Scoping out the opportunities for Keswick Smarter would continue, building on the back of this.

RECOMMENDATION

KTC is asked to support the creation of a ‘community’ section on its website. This would provide a central hub for contact points, volunteer opportunities, details of clubs & societies etc. See Appleby Town Council website as an example <https://applebytown.org/community-links/>

Benita Laphorn

12 July 2022



Community Links

Community Groups

- Appleby Agricultural Society
www.applebyagri.co.uk
- Facebook: [Appleby Blue](#)
- Appleby Cricket and Sports Committee
- Facebook: [Appleby Cricket](#)
- Appleby Darts and Sports Club
- Facebook: [Appleby Darts](#)
- Appleby Football Club
- Facebook: [Appleby Football Club](#)
- Appleby Golf Club
- Facebook: [Appleby Golf Club](#)
- Appleby Tennis Club
- Facebook: [Appleby Tennis Club](#)
- Appleby Swimming Club
- Facebook: [Appleby Swimming Club](#)
- Appleby Badminton Club
- Facebook: [Appleby Badminton Club](#)
- Appleby Bowls Club
- Facebook: [Appleby Bowls Club](#)
- Appleby Archery Club
- Facebook: [Appleby Archery Club](#)
- Appleby Chess Club
- Facebook: [Appleby Chess Club](#)
- Appleby Model Engineering Club
- Facebook: [Appleby Model Engineering Club](#)
- Appleby Ramblers Club
- Facebook: [Appleby Ramblers Club](#)
- Appleby Gardeners Club
- Facebook: [Appleby Gardeners Club](#)
- Appleby Horticultural Society
- Facebook: [Appleby Horticultural Society](#)
- Appleby Book Club
- Facebook: [Appleby Book Club](#)
- Appleby Choir
- Facebook: [Appleby Choir](#)
- Appleby Drama Society
- Facebook: [Appleby Drama Society](#)
- Appleby Music Society
- Facebook: [Appleby Music Society](#)
- Appleby Art Society
- Facebook: [Appleby Art Society](#)
- Appleby Craft Society
- Facebook: [Appleby Craft Society](#)
- Appleby Gardeners Club
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- Facebook: [Appleby Music Society](#)
- Appleby Art Society
- Facebook: [Appleby Art Society](#)
- Appleby Craft Society
- Facebook: [Appleby Craft Society](#)

Art, Interest & Education

- Appleby Archaeological Society
- Facebook: [Appleby Archaeological Society](#)
- Appleby Archery Club
- Facebook: [Appleby Archery Club](#)
- Appleby Book Club
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Health, Wellbeing & Sport

- Appleby Health Association
- Facebook: [Appleby Health Association](#)
- Appleby Book Club
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KESWICK TOWN COUNCIL

TOWN COUNCIL MEETING 21 ST JULY 2022

MAYOR'S ENGAGEMENTS & MEETING ATTENDANCE

For period 10th June 2022 – 14th July 2022

Friday 10 June	Attended official opening of Braithwaite Camping and Caravanning new site At Braithwaite Village.
Saturday 11 June	Attended meeting with Trudy Harrison MP, representing Friends of Keswick Leisure Regarding Keswick Leisure Centre swimming pool.
Tuesday 14 June	Attended Allerdale Council Overview and Scrutiny Committee meeting in Allerdale House, Workington, to speak on Keswick Leisure Centre swimming pool issue.
Thursday 16 June	Chair of Town Council Meeting
Friday 17 June	Acted as Official Starter and Welcome Speech for Lakes Swim Event in Derwentwater As opening event of Lakesman Triathlon weekend.
Saturday 18 June	Attended Lakesman event at Keswick Rugby Club for a series of Childrens races as part of Lakesman Triathlon weekend.
Sunday 19 June the	Acted as Official Starter and Welcome speech for the main Lakesman Triathlon event at Derwentwater boat landings and finishing at the Rugby Club.
Monday 20 June	Attended Armed Forces Day event at Allerdale House, Workington with Allan Daniels
Tuesday 21 June	Attended Two's Company Keswick Befriending Scheme presentation at Crosthwaite Parish Room.
Friday 24 June	Attended Keswick Rock Night Concert in Market Square.
Sunday 10 July	Attended All Ages Open Air Special Church Service involving St. Herberts School Choir at Crosthwaite Church
Thursday 14 July	Keswick Parks Trustees Meeting

Report from the North DA Parishes Member of the LDNPA - June 2022

The full Authority meeting on June 20th was the AGM. As is the case with the AGM of Town and Parish Councils, the first two agenda items are the election of a Chair and Deputy Chair. Tiffany Hunt, who had been Acting Chair since the untimely death of Mike McKinley on March 1st, was elected as Chair. Michael Carter was elected as Deputy Chair. On a rather sad note, we also said farewell to Peter Allen. Peter was first appointed to the Authority as a Secretary of State (National) member on 1st April 2014 and was Deputy Chair from 2018 to 2021. During part of that period he was Acting Chair.

The appointment of members to standing committees is another item on the agenda for every AGM. There has been no change in my case: I remain a member of Development Control Committee (DCC), Park Strategy & Vision Committee (PSV) and Rights of Way Committee.

Aside from the AGM, my formal meetings this month were DCC on June 1st and PSV on June 7th. One of the consequences of the Natural England (NE) advice on Nutrient Neutrality, which was covered in my May report, was plainly visible in the DCC papers. One of the planning applications (7/2022/2027) before us was in Keswick, which lies wholly within one of the affected catchments. The officer's report contained a section assessing the potential effects of the proposal on the River Derwent and Bassenthwaite SAC and which would not have been required for this type of application before the NE advice was received. It states:

We must not permit development which will adversely affect the integrity of the designated site. Schemes which increase overnight accommodation, including tourist accommodation, have the potential to affect the SAC by reason of increased wastewater.

In this particular case the officer concluded that there was no reason to suppose that the proposal would increase the amount of overnight accommodation and that granting permission would be consistent with the NE advice. Not all parts of the National Park (or, for that matter, of the North DA) are subject to the NE advice, so applications from those areas do not have to undergo this special scrutiny.

2. At the PSV meeting, Committee resolved to release a document for a six-week public consultation. It is the draft of a new Statement of Community Involvement¹ (SCI). The SCI outlines the LDNPA's commitment to consult and engage with communities for the production of local development documents (such as the Local Plan) and development management processes. The consultation² is now open and it closes on 8th August.

Geoff Davies

Geoff.Davies@lakedistrict.gov.uk

¹ [Lake District National Park, Statement of Community Involvement - Consultation Draft, June 2022](#)

² [Draft Statement of Community Involvement Questionnaire \(office.com\)](#)

The Keswick Town Council
Holiday House
Good Neighbours Scheme

Proposed by Louise Dunn

Keswick Town Council Resolution

The Town Council will seek practical steps to address noise and anti-social behaviour due to large holiday lets with no on-site owner.

This could be a 'good neighbour' voluntary code of practice co-ordinated and funded by the Letting agencies with offices in Keswick and the property owners. This system would set an expectation that owners and lettings agencies are fully accountable for the proactive management of anti-social behaviour of their holiday customers. It would also provide neighbours with the assurance of a central reporting system which would ensure swift resolution of incidents and ongoing monitoring to identify problem areas. These issues can be eliminated with careful management and this scheme may go some way to reassure local residents about the recent trend whereby B&Bs are changing use to holiday lets.

Current situation

Recent developments...

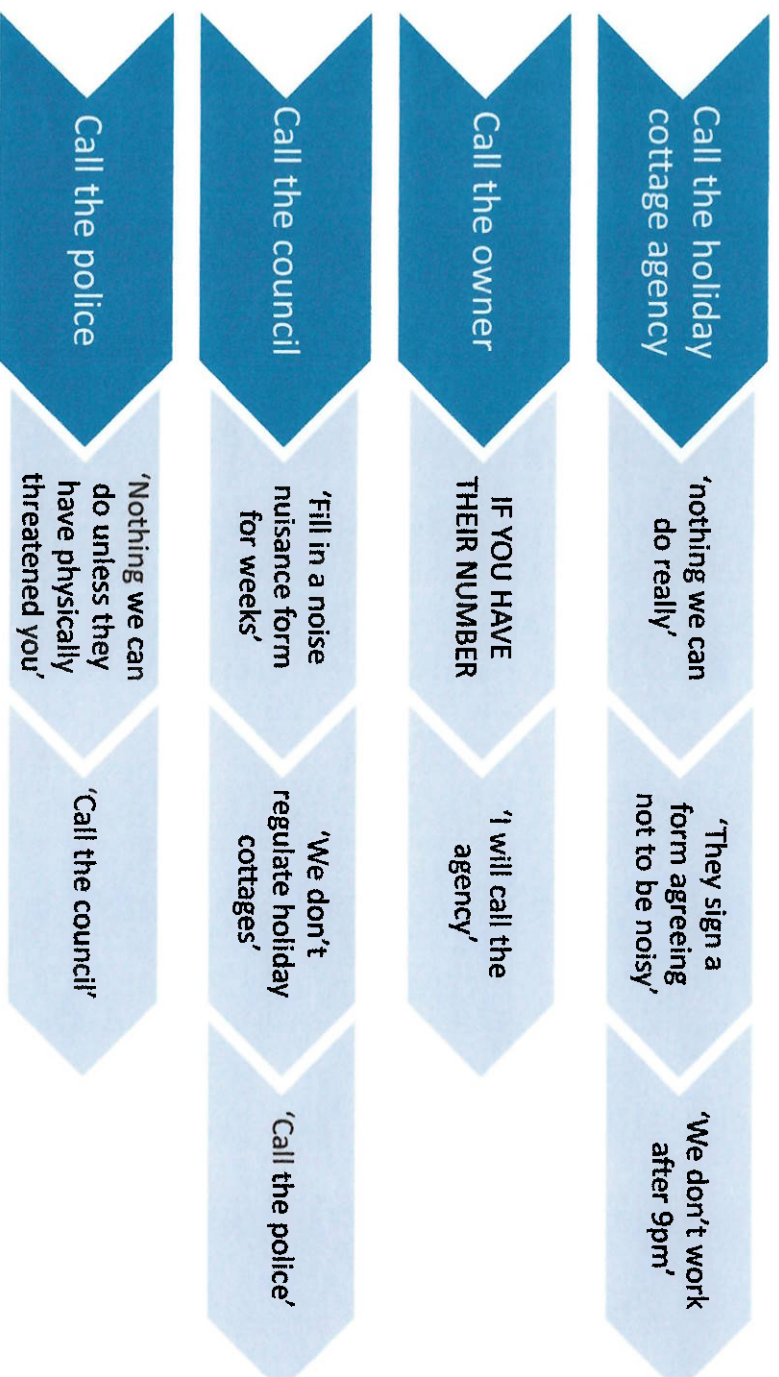
- A larger proportion of holiday cottages in residential areas in the town.
 - Former B&Bs
 - Existing properties changing hands
- Less local management of the properties
 - Owners live elsewhere
 - Agencies sold to national chains

Resulting in...

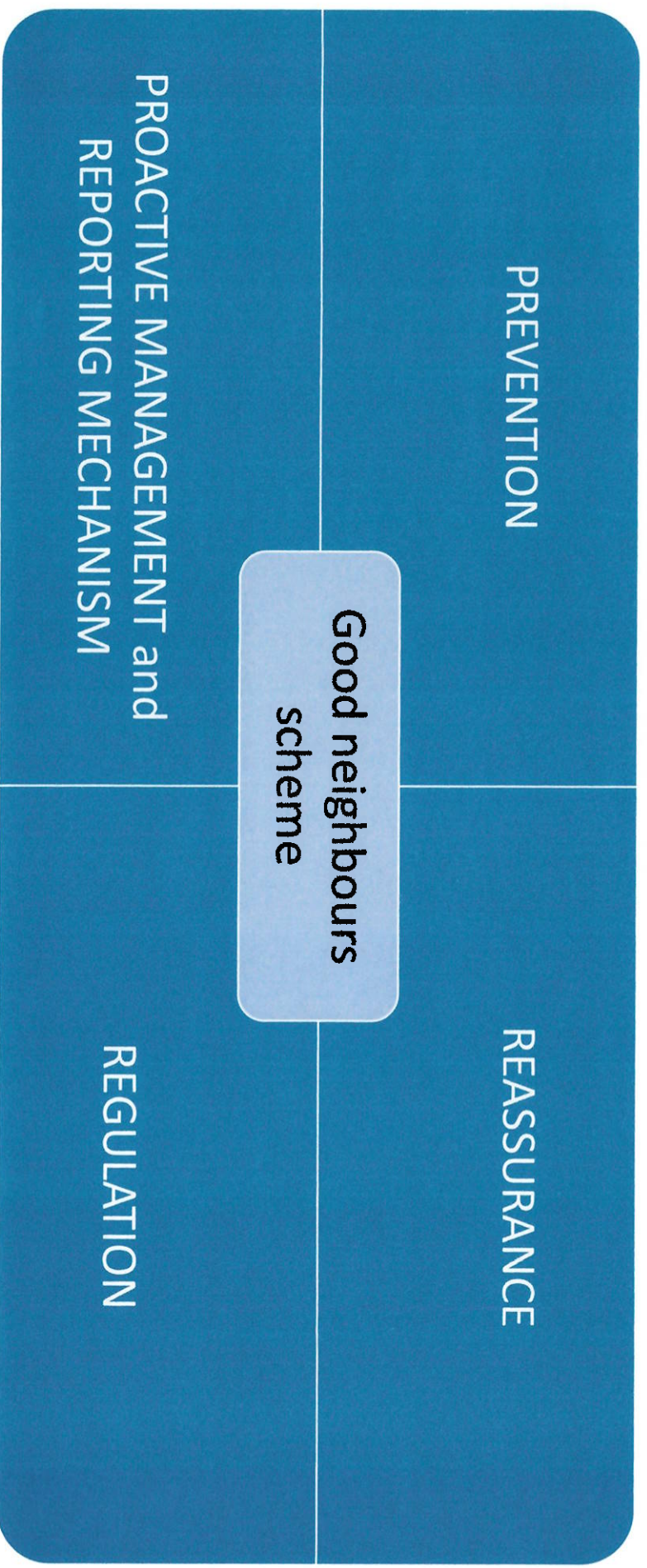
- Nowhere for neighbours to go if there are problems with:
 - Noise
 - Anti-social behaviour
 - Inconsiderate parking
 - Pets being left alone in houses and barking for hours on end
 - Joint house/ garden maintenance issues

This is a small percentage of visitors – but a small minority can cause a lot of problems

What happens in the event of anti-social behaviour?



What are the solutions?



PREVENTION

- Write the description to deter 'party house' occupants
 - 'in a quiet residential area'
 - 'perfect for extended families'
 - 'No hen nights/ stag nights/ party groups accepted'
- Think about how the property is set up
 - Adjust hot tub timers to avoid post-pub-closing usage (or don't have a hot tub)
 - Does the garden lighting draw people outdoors at night?
 - Outdoor sound systems... consider impact on other houses
- Clear guidance for holidaymakers in the property
 - Do not cause any nuisance to the neighbours
 - Contract terms include noise/ nuisance clause
 - Clear consequences (fines, eviction)

REASSURANCE

- Owners must be proactive and accountable:
 - Go and see the neighbours, talk to them, stay in touch
 - Discuss problem areas and agree what the plan is then issues arise
 - Exchange of contact details and phone numbers
- Holiday Cottage Agencies must be receptive
 - Neighbours' concerns and complaints need to be taken seriously and action taken
- Set up a reporting system to track issues across Keswick
 - Easy online of phone reporting mechanism to track the issues
 - Highlight problem properties for Council action
- Those reporting are provided with advice to:
 - Keep a log of disturbances
 - Report issues in writing to the letting agency and owner

PROACTIVE MANAGEMENT

- A mechanism to address issues 24/7
 - Phone number to call when there are issues
 - A phone call/ call out service at night run by cottage companies
 - ‘Bad holiday neighbour’ leaflets and stickers to place on cars/ doors
 - Noise monitoring devices at properties where there are recurrent issues
- Reporting results in an escalation process (perhaps link to a holiday house future licensing mechanism)

REGULATION

- Agreed set of consequences for anti-social behaviour:
 - Good neighbours fine system via payment cards. Proceeds to local charities.
 - Escalation process
- Council licensing system
 - Controls numbers
 - Removes licence from properties with persistent issues



Advantages all round.....

owners

- Less hassle from irate neighbours
- Likely to enhance the visitor experience

agencies

- Seen as a positive partner fixing issues for local community, less resentment
- Marketing opportunity to owners

neighbours

- Reassurance that anti-social behaviour will be reduced
- Swift action when issues do arise

holidaymakers

- Visitor experience improves: Holidaymakers don't want holiday anti-social behaviour near them either

Next steps

- Town council discussion on the proposal
- Town survey to assess the problem
- Town consultation
- Contact with Keswick Tourism
- Contact with Tim Farron MP (involved in other campaigns on holiday homes)
- Forum with holiday cottage companies/ owners

Town Clerk

From: Ania Mlynczak
Sent: 11 July 2022 10:35
To: Town Clerk
Subject: Fw: Call for Evidence - Tourist Accommodation Registration Scheme

Hi Vivien

Please see below

Ania

From: Geoff Davies MEMBER <Geoff.Davies@lakedistrict.gov.uk>
Sent: Sunday, July 10, 2022 10:51 AM
Subject: Call for Evidence - Tourist Accommodation Registration Scheme

Dear Clerk,

The Government has recently launched a Call for Evidence with a view to the possible introduction of a registration scheme for tourist accommodation. The closing date for the consultation is 21st September.

I am forwarding this because your Council may wish to respond, given the amount of tourist accommodation we have in the Lake District. You can find the document setting out why Government is calling for evidence on this, and the questions on which they seek evidence, at:

<https://www.gov.uk/government/consultations/developing-a-tourist-accommodation-registration-scheme-in-england/developing-a-tourist-accommodation-registration-scheme-in-england-call-for-evidence>

Geoff Davies
North Distinctive Area Parishes Member
Lake District National Park Authority

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[Home](#) > [Developing a tourist accommodation registration scheme in England](#)

- [Department for Digital, Culture, Media & Sport](#)
(<https://www.gov.uk/government/organisations/department-for-digital-culture-media-sport>)

Open consultation

Developing a tourist accommodation registration scheme in England: call for evidence

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Applies to England

Contents

- [Ministerial foreword](#)
- [Background](#)
- [About this call for evidence](#)
- [How to respond](#)
- [Changes and growth in the short term and holiday lets market](#)
- [Benefits of short term and holiday lets](#)
- [Wider economic benefits](#)
- [Short term and holiday lets: challenges](#)
- [Impact of potential policy responses](#)
- [Annex A: Summary of approach taken in other cities and countries globally](#)
- [Annex B: List of call for evidence questions](#)
- [Annex C: Data Protection Privacy Notice](#)



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Ministerial foreword

Last year's [Tourism Recovery Plan \(https://www.gov.uk/government/publications/tourism-recovery-plan\)](https://www.gov.uk/government/publications/tourism-recovery-plan) sets out how the UK government will support a swift recovery from the pandemic and help the tourism industry move toward a more accessible, innovative, resilient and sustainable model. We are determined that tourism — vital for driving growth, creating jobs and enriching lives — can reach its full potential in every region.

We want to ensure England continues to provide a safe and competitive guest accommodation offer. We have long been able to boast about the quality and range of England's guest accommodation, from world-class offerings like the Ritz through to the quintessential English bed and breakfast and country cottage. Yet the shape of England's guest accommodation landscape has changed over the last fifteen years.

Most notably, the rise of digital platforms such as Airbnb and Booking.com have led to significant growth in the range and volume of guest accommodation on the market, particularly short-term and holiday lets. These platforms have brought many benefits, including new routes to market for many forms of accommodation business, expanded consumer choice and access to new income streams for homeowners. We recognise however that some have raised concerns about compliance with existing regulations and the impact on local communities.

In the Tourism Recovery Plan, we set out our intention to consider a Tourist Accommodation Registration Scheme in England. The purpose of this call for evidence is therefore twofold. First, we want to get a better understanding of the benefits and challenges of the increase in short-term and holiday letting we have seen in England in recent years. In particular, we want to focus on the size and shape of the market; the application, awareness and enforcement of regulations regarding the health and safety of customers; and on the impact on the housing market and local communities. Second, we want to gather initial evidence on the potential impact of a range of possible policy responses in this space. Both will help us to consider whether there are options we should pursue further through consultation.

Some countries and cities — including Scotland and Northern Ireland — have introduced measures in recent years to respond to concerns about short-term lettings, such as registration and licensing schemes. The government would like to better understand the impact of such schemes before deciding whether further regulation is necessary in England.

We go into this call for evidence with an open mind. Your views will ensure we develop proportionate proposals, addressing the challenges whilst preserving the benefits. We intend to consult on specific options later in 2022, and we are keen to get the views of all parties and work collaboratively across the industry to find the right solution.

Background

What are short term and holiday lettings

The guest accommodation sector has changed significantly over the last fifteen years, both within England and across the world. In particular, there has been a major expansion in the number and range of accommodation suppliers operating in the market, driven by the growth of online platforms. These innovative platforms provide a new route to market for many forms of guest accommodation and more choice for consumers. In particular, we have witnessed a significant increase in short-term letting of residential premises.

The term 'short-term letting' is most commonly used to refer to the offering of residential accommodation to one or more paying guests. It can include single rooms within a shared premises or the letting of an entire premises. The premises could be anything from a house or flat to a caravan or houseboat. Guests could travel with tourism in mind ("holiday or vacation letting"), or for other purposes such as work or to stay somewhere whilst their house is being refurbished. Short-term lets are distinct from private residential tenancies and lodging arrangements because they do not require the occupier to treat the property, or part of it, as their principal home. They are also distinct from other forms of guest accommodation such as hotels or hostels, as they take place in premises that could or would otherwise be used as a residence.

Short-term and holiday letting to paying guests is not new. Home stays, home swaps and private holiday rentals in cottages, caravans and self-catering apartments have long been an important feature of England's guest accommodation landscape. What is relatively new is the emergence of online booking platforms and travel agents such as Airbnb, Expedia, Booking.com and TripAdvisor. For example, Airbnb launched in the late 2000s, opened its office in London only as recently as 2011 and in late 2021 reached 1 billion guests worldwide using its platform. Although these platforms are used by businesses across the sector, including hotels, bed and breakfasts and self-catering apartment providers, they have also facilitated many new market entrants in the form of homeowners (or 'hosts') seeking to generate additional income by advertising the possibility of a short-term stay in their own home to paying guests.

The expansion of the short-term and holiday letting market has also prompted other innovations. For example, there are now a multitude of companies offering home management services to hosts (e.g. cleaning services between lets), other hosting services (e.g. vetting guests and developing letting adverts), support services (e.g. insurance), tech-based solutions (e.g. to determine optimal pricing) and a wider range of quality assessments.

In England the sector is currently unregulated, except in London where there is a cap of 90 days per annum for letting out a property on a short-term basis, introduced via an amendment to the Greater London Council (General Powers) Act 1973 under the Deregulation Act 2015. Details of the relevant provisions of this Act are outlined further in [other considerations](#) and in [Annex A](#).

Market data

Many, including this recent [House of Commons briefing paper \(https://researchbriefings.files.parliament.uk/documents/CBP-8395/CBP-8395.pdf\)](#), have concluded that there is no single, definitive source of data on short-term and holiday letting activity in England. This is driven in part by definitional difficulties (e.g. when does a let cease to be short term?) but also because, unlike in some other countries, there are no obligations on operators in England to report information on staying guests to local or national authorities. In England we tend to rely on either surveys, data published by private companies or data collated by third party providers such as AirDNA.

By any measure, however, it can be established that short-term and holiday letting has been a rapidly expanding segment of the guest accommodation market in recent years. For example, the All Party Parliamentary Group for Tourism, Leisure and Hospitality published a [report into the sharing economy \(https://www.tourismalliance.com/downloads/TA_398_426.pdf\)](#) in July 2018 citing figures that 'sharing economy businesses in the accommodation sector generated £3bn in sales during 2015 and that this level of revenue could rise to nearly £30bn by 2025'. As another example, [Airbnb listing data \(https://www.propertymark.co.uk/static/0165201f-6a7e-46cb-987444e6862ab403/The-impact-of-short-term-lets.pdf\)](#) showed a 33% increase in UK listings between 2017 and 2018, from 168,000 in 2017 to 223,000 in 2018. The government has also been presented with evidence from many local authorities and destination management organisations of significant growth in available lets in their areas over recent years.

Most publicly available data is pre-COVID. Whilst the impact of COVID-19 on the travel and tourism sector has been significant (for example the Office for National Statistics estimates an 80% drop between 2019 and 2020 in the economic output of the accommodation sector), most independent forecasts predict that the sector will recover to pre-pandemic levels by 2025. The short-term letting market is expected to continue growing as tourism as a whole recovers. Anecdotal evidence suggests short-term lets fared 'better' in relative terms during 2020 and 2021 than other forms of guest accommodation, driven in part by perceptions that they offered a 'safer' alternative than forms of guest accommodation such as hotels and hostels where there is a higher chance of interaction with others.

Impact of short term and holiday lets

The government recognises that short-term and holiday letting presents significant opportunities both for the wider economy & tourism sector, consumers and for homeowners:

- Airbnb's 2018 [UK Insights Report \(https://www.airbnbcitizen.com/wp-content/uploads/2018/10/AirbnbUKInsightsReport_2018.pdf\)](#) shows that between July 2017 and July 2018, hosts and guests using Airbnb contributed £3.5bn to the UK economy, catering for 8.4m inbound guests and earning hosts £854m.
- The growth in the market has provided consumers with greater choice and type of accommodation, often in areas not served by hotels, providing a different experience to more traditional forms of holiday accommodation and the opportunity to 'live like a local'.
- For homeowners, there is the opportunity to make money from their house, flat/apartment or spare room(s) when they are not using them, with the 'typical' airbnb host in the UK earning £3,100 a year from hosting. [\[footnote 1\]](#)

The government is keen to understand more about the benefits of short-term letting as part of this call for evidence and there are specific questions relating to it.

There are, however, challenges that have come with the expansion of short-term and holiday letting. These include:

- **The rapid expansion in the market has weakened our data on the size and nature of the guest accommodation sector**, particularly at a sub-national level. Enforcement agencies, for example, have argued that they do not know how many lets are offered in their area, making it difficult to enforce regulations in areas such as fire safety.
- **An 'uneven playing field' in the application, awareness and enforcement of regulations** that apply to operators of paid for guest accommodation. For example, it is argued that some new entrants in the market are not abiding by existing key health and safety legislation designed to keep consumers safe. There are also concerns with potential breaches by hosts of mortgage and tenancy agreements.
- **Negative housing and community impacts**, such as the impact on housing supply and reports of anti-social behaviour from guests.

The government also recognises that there could be differences in how these challenges manifest in different regions of the country, since short-term lettings are likely to have grown at different rates across different areas. It is possible that anti-social behaviour is greater in urban areas, or that housing supply is more adversely affected in tourist 'honeypots' in rural or coastal areas. The government would therefore welcome greater insight and evidence into how the challenges present in different geographic areas of England.

The government also recognises that these issues are not unique to England, and they are why some local and national governments around the world have intervened in the market in recent years. [Annex A](#) contains a summary of some of the different approaches taken internationally. The government would welcome any insight and evidence on the impact these schemes have had in the regions to which they pertain.

About this call for evidence

Why is the government conducting a call for evidence?

The UK government's [Tourism Recovery Plan](#) (https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/992974/Tourism_Recovery_Plan_Web_Accessible.pdf), published in June 2021, included a commitment to consider a possible Tourist Accommodation Registration Scheme in England. The purpose of this call for evidence is to gather information that will improve the government's understanding of the benefits and challenges of short term lets across England as a whole and how they vary across the country. This evidence will help us determine whether there are options the UK government should pursue through a consultation. We are also keen to consider alternatives to registration and licensing schemes including non-regulatory alternatives.

Scope

This call for evidence seeks insight and information in the following areas:

- changes and growth in the short-term letting market
- benefits of short term lets
- challenges, including compliance with the existing regulatory framework and housing and community impacts
- the impact of potential policy responses

Together, questions in each of these areas are designed to ensure firstly that the government develops a fuller understanding of the current market, and secondly that future policy responses are proportionate and evidence-based.

The scope of this call for evidence does not extend to cover every potential issue related to short-term and holiday letting. For example, the document does not include questions on the criteria governing when holiday lets become eligible for business rates rather than council tax, as the government recently published a [consultation response](#) (<https://www.gov.uk/government/consultations/business-rates-treatment-of-self-catering-accommodation>) on this matter. Nor does it cover related policy areas such as second home ownership. However, if respondents feel that an important issue relating to the matters raised in this call for evidence has not been covered, a 'catch-all' question is included at the end for this purpose.

Whilst the visitor economy is an important economic sector across the UK, responsibility for tourism policy in the UK is devolved to the Scottish and Welsh Governments and to the Northern Ireland Executive. This call for evidence is therefore focused on the situation in England. However, we would welcome reflections on the licensing order legislation recently approved by the Scottish Parliament, as well as the certification scheme that has been running in Northern Ireland since 1992. Further information on the approaches taken by the devolved administrations is in [Annex A](#).

Audience

Although this call for evidence is open to everyone, the government is particularly interested in hearing from

- hosts operating in the short-term and holiday letting market

- guest accommodation businesses, including digital peer-to-peer platforms that market letting opportunities, short-term and holiday let service companies and those operating other guest accommodation business models
- enforcement agencies, including the Fire and Rescue Service, the police and local authorities
- representative bodies, organisations and groups, including destination management organisations

How to respond

The best way to respond to this call for evidence is by completing the online response form:

[Start online response form](#)

A full list of questions is at [Annex B](#).

Alternatively you can email answers to the call for evidence questions to tourism-accommodation-registration-scheme@dcms.gov.uk.

If you use the mailbox, please seek to limit your response to no more than 6 pages. If you do go beyond 6 pages please provide an executive summary. Within your response please make clear where any data you are providing is market sensitive.

This call for evidence is intended to be an entirely written exercise. Please contact enquiries@dcms.gov.uk if you require any other format (e.g. braille or large font).

This call for evidence will run for 12 weeks, closing on 21 September 2022. The government intends to publish a summary of responses later in 2022.

As a general point of principle when responding to this call for evidence, the more detailed, quantitative evidence you are able to provide the better. Quantitative data will assist with producing robust estimates of the costs and benefits of any policy responses.

A Data Protection Privacy Notice can be found at [Annex C](#).

Changes and growth in the short term and holiday lets market

Building the evidence base

Currently the government considers the evidence base on short-term and holiday letting market to be inadequate, and this is especially the case at a sub-national level where tourism data is often unrepresentative and not sufficiently robust to present a clear picture. Stronger evidence on the size and nature of the current state of the guest accommodation market, as well as changes in recent years, is needed - firstly so the government has an up-to-date and accurate understanding of the current landscape, and secondly to ensure the development of proportionate policy options is informed by a robust evidence base. This will also be important to ensuring the government meets its obligations under the Public Sector Equality Duty.

Question 1: Are you able to provide us with evidence illustrating the size and nature of the short-term and holiday letting market in England and/or its regions, and how that has changed over time?

This question is concerned with painting a picture of the market in England, in both revenue and people terms. Your answer should therefore focus on providing objective evidence, and not on providing an assessment of its consequences (e.g. on the housing market, which is covered in later questions).

For this question, the government is particularly interested in the following:

For any data provided, it would be helpful to have:

- data illustrating the picture at a national level
- data illustrating the picture in different regions of England
- data that might help with equalities analysis (sex, ethnicity, sexual orientation and other protected characteristics listed in the Equality Act 2010), e.g. proportion of hosts on a platform that are male/female
- data illustrating changes since 2010, including during the pandemic

If you are an online platform it would be helpful to have:

- data on the number of active listings on your platform, and how that has changed over time
- a breakdown of the types of listing on your platform (e.g. the number of listings run by property management companies versus individuals, the number of entire premises offered versus single rooms and the number where the listing is based on exclusive customer use as opposed to co-living with the host)
- data illustrating a typical host or listing (e.g. average earnings per host/listing, average number of nights hosted per year)
- data on occupancy rates (i.e. how often listed properties are made available per year, how this varies over the course of the year and how often they are used)
- data on where listings are geographically/regionally located

- data on the economic impact of short-term and holiday letting activity, including key source markets

If you are a local authority / destination management organisation / enforcement agency it would be helpful to have data illustrating short-term letting activity in your area, how that has changed over time and data on the effectiveness of enforcement.

Benefits of short term and holiday lets

This section seeks evidence on the benefits arising from the increase in short-term and holiday letting in England. The government is keen to understand more about the benefits of short-term and holiday letting and the increasing prevalence of such activity driven by the emergence of online platforms. By deepening our understanding of the scale and nature of these benefits, the government will be in a better position to judge what may be a proportionate policy response.

Benefits to homeowners

There are a number of benefits to hosts / property owners of short-term lettings. Perhaps foremost, property owners are able to take the opportunity to utilise an otherwise dormant or underused asset (either a room or an entire property) to earn additional income: indeed Airbnb's 2018 [UK Insights report](https://www.airbnbcitizen.com/wp-content/uploads/2018/10/AirbnbUKInsightsReport_2018.pdf) (https://www.airbnbcitizen.com/wp-content/uploads/2018/10/AirbnbUKInsightsReport_2018.pdf) suggests that a typical UK host on their platform earns an average of £3,100 a year. Airbnb research also suggests that earnings from Airbnb represent an average of 20% of total income for UK hosts. [\[footnote 2\]](#)

Other benefits include the opportunity to connect with visitors from around the world and in some cases help combat loneliness. The government is interested in learning more about all these benefits, and other benefits where evidence may be available.

Benefits to consumers

The greater availability of short-term lettings arguably provides the consumer with broader choice on a variety of accommodation factors including price, location, convenience, type and range of experience. Further, there is evidence that some consumers view short-term holiday lets as a more sustainable and environmentally friendly form of guest accommodation with 72% of Airbnb guests in [Airbnb: Helping travel grow greener](https://www.airbnbcitizen.com/wp-content/uploads/2017/03/Airbnbandsustainabletravel2017.pdf) (https://www.airbnbcitizen.com/wp-content/uploads/2017/03/Airbnbandsustainabletravel2017.pdf) citing the environmental benefits of home sharing as playing a role in their choice to travel using that platform.

Some have also argued that there has been a perception since COVID that short-term lets offer a 'safer' form of accommodation than options such as hotels and hostels, due to fewer opportunities for interaction with others. Greater availability of a range of accommodation, including short term lets, could also help to meet consumer demand at times of high pressure on capacity, for example when a major sporting or cultural event is taking place.

Wider economic benefits

Aside from the benefits to hosts, homeowners and consumers, there are also benefits to businesses, be they platforms acting as a marketplace for short-term letting, 'traditional' accommodation providers using the platforms as an alternative route to market, or 'supply' businesses set up to support the operation of the short-term letting market — such as those offering bespoke insurance solutions, or cleaning services.

There is also the benefit to the tourism industry, primarily in the form of expanded supply and market growth. However, there are also benefits stemming from the visitor dispersal enabled by the offer of accommodation outside of traditional tourist areas: such areas may benefit from additional tourist spend as a result. Greater tourist spend is also arguably enabled by providing areas with 'surge capacity' when they are hosting a major event, demand for which may otherwise be unmet.

Question 2: What do you consider to be the main benefits of short-term and holiday letting for:

a) Homeowners b) Consumers c) Businesses and the wider economy

Where possible, please provide detailed quantitative evidence. Quantitative data will assist with producing robust estimates of the costs and benefits of any policy responses.

For example, when answering this question, if you are a host offering short-term letting services it would be useful to provide data such as how much you earn in an average year from short-term and holiday letting activity. Likewise, if you are an online platform it would be useful to estimate the wider economic impact on the local communities and to see data showing the various types of accommodation business that use your platform.

Short term and holiday lets: challenges

Compliance with existing regulatory framework

A commonly cited concern associated with the increase in short-term and holiday letting is that many new entrants in the market are either not aware of and/or not complying with their legal obligations towards paying guests under various pieces of health and safety legislation. This issue is primarily focused on homeowners advertising their own properties on digital platforms. There are related

concerns around how compliance with legislation is enforced, and the government has heard from enforcement agencies who feel they are unable to act effectively because they do not know how much short-term letting activity is taking place in their area or where it is located. Some have argued that there is an 'uneven playing field' across different business models in the guest accommodation market, with 'traditional' operators like hotels and bed and breakfasts facing stricter regulations and greater levels of enforcement than their short-term and holiday let competitors.

The government is keen to collect evidence on the awareness and enforcement of, and compliance with, key regulations in the short-term and holiday letting market. The following question does not cover every regulation relevant to providing guest accommodation. Instead it focuses on regulations that the government considers to be most relevant to the development of possible policy responses.

Health and safety

Fire Safety. The government's position is that fire safety law applies to any host or property owner if someone pays to stay in the property as a visitor, but not to live there as a permanent home. This is set out in [published guidance](https://www.gov.uk/government/publications/do-you-have-paying-guests) (<https://www.gov.uk/government/publications/do-you-have-paying-guests>). Under the [Regulatory Reform \(Fire Safety\) Order 2005](https://www.legislation.gov.uk/uksi/2005/1541/contents/made) (<https://www.legislation.gov.uk/uksi/2005/1541/contents/made>), accommodation providers must take proportionate steps to protect people using the premises from the risk of fire. They must undertake and review regularly a fire risk assessment and put in place and maintain appropriate fire safety measures to ensure an adequate level of fire safety. For example, guests should be informed of what to do if there is a fire and properties should have suitable fire detection systems installed. It is good practice to keep a written record of a fire risk assessment, and although this does not become a legal requirement unless you have five or more employees, [legislation is currently going through Parliament](https://www.gov.uk/government/publications/building-safety-bill-factsheets/amendments-to-the-regulatory-reform-fire-safety-order-2005-factsheet) (<https://www.gov.uk/government/publications/building-safety-bill-factsheets/amendments-to-the-regulatory-reform-fire-safety-order-2005-factsheet>) that will require all fire risk assessments to be recorded regardless of the number of employees. Fire and rescue services are responsible for enforcing this law, can inspect properties to ensure compliance and ultimately have powers to prohibit use of the premises if you do not take necessary steps to ensure fire safety.

Gas Safety. [Gas Safety \(Installation and Use\) Regulations 1998](https://www.legislation.gov.uk/uksi/1998/2451/contents/made) (<https://www.legislation.gov.uk/uksi/1998/2451/contents/made>) cover the installation, maintenance and use of gas appliances in all premises including commercial self-catering, hotels and caravans and homes hired out in the course of business. Businesses operators and employers, including landlords, are required to ensure that gas appliances have an annual safety check by a registered engineer along with a written record of inspection (a gas safety certificate).

Health and Safety Regulations. The [Management of Health and Safety at Work Regulations 1999](https://www.legislation.gov.uk/uksi/1999/3242/contents/made) (<https://www.legislation.gov.uk/uksi/1999/3242/contents/made>) set out how employers and relevant self-employed people must undertake a "suitable and sufficient" assessment of the health and safety risks that they, their employees or their customers might be exposed to as a result of the business. Further [guidance](https://www.hse.gov.uk/self-employed/what-the-law-says.htm) (<https://www.hse.gov.uk/self-employed/what-the-law-says.htm>) is available on the Health and Safety Executive website on who is and is not covered by the definition of self-employed in this context. Those in scope must then take reasonably practicable steps to address risks identified. If the business has five or more employees (e.g. a cleaning business providing cleaners to multiple short-term lets) then they must keep a written record but those with fewer than five still need to do a risk assessment. The Health and Safety Executive is responsible for enforcing compliance for the majority of short-term holiday lets but there are situations in which the relevant local authority is responsible, see [this guidance](https://www.hse.gov.uk/foi/internalops/og/og-00073-appendix1.htm) (<https://www.hse.gov.uk/foi/internalops/og/og-00073-appendix1.htm>) for further information.

It has been argued that some short-term and holiday let operators are not aware of and/or not abiding by these regulations, potentially resulting in the provision of unsafe guest accommodation. On health & safety regulations, it has been argued that some hosts and providers are not undertaking "suitable and sufficient", or indeed any risk assessments, of their premises before offering them to paying guests — for example, a homeowner advertising their property as a holiday let for two weeks a year may not bother to undertake a risk assessment. If this is the case, then it could lead to increased health and safety risks for the consumer. These could vary from property to property but could include, for example, no provision of basic first aid equipment, unsafe electrical systems or the provision of deficient products to guests such as a faulty kettle, hairdryer or gym equipment. It has also been argued that enforcement agencies lack both the data and the resources to enforce the Fire Safety Order effectively (the London Fire Brigade submitted evidence along these lines to the 2018 [report into the sharing economy](https://www.tourismalliance.com/downloads/TA_398_426.pdf) (https://www.tourismalliance.com/downloads/TA_398_426.pdf) undertaken by the All Party Parliamentary Group for Tourism, Leisure and the Hospitality Industry). On gas safety, homeowners offering short-term lets may not consider themselves subject to annual safety inspections because they do not consider themselves 'landlords'. However, [guidance from the Health and Safety Executive](https://www.hse.gov.uk/gas/domestic/faglandlord.htm) (<https://www.hse.gov.uk/gas/domestic/faglandlord.htm>), responsible for enforcing compliance, is clear that landlord duties apply to a wide range of accommodation, including rented holiday accommodation. Non-compliance could put paying guests at risk.

Finally, there are a range of regulations concerning the provision of food and drink by operators of guest accommodation. There are many ways that a short-term letting operator might provide food or drink as these can be an important part of the hospitality offer (e.g. the provision of a welcome hamper or living in the property whilst guests are there and preparing meals for them). Although it will likely vary by circumstance, potentially relevant regulations could include the [Food Safety and Hygiene \(England\) Regulations 2013](https://www.legislation.gov.uk/uksi/2013/2996/contents/made) (<https://www.legislation.gov.uk/uksi/2013/2996/contents/made>) where it is required to ensure the safety of any food you provide, e.g. by having clean food preparation areas and access to handwashing, or the [Food Safety Act 1990](https://www.legislation.gov.uk/ukpga/1990/16/contents) (<https://www.legislation.gov.uk/ukpga/1990/16/contents>) which requires that you cannot 'render food injurious to health' (e.g. add something to it which might make it harmful). Although awareness of and compliance with food and drink regulations such as these is not a commonly raised issue with respect to short-term letting, it is conceivable that there could be issues with low awareness and non-compliance which could result in serious consequences for paying guests. The government therefore welcomes any evidence that may be available on this matter.

Question 3: How do you assess levels of compliance with regulations on:

a) Fire safety b) Gas safety c) Health and safety d) Food and drink

within the short-term and holiday letting market in England?

- **Option 1 - Compliance is very good**
- **Option 2 - Compliance is good**
- **Option 3 - Compliance is fair**
- **Option 4 - Compliance is poor**
- **Option 5 - Compliance is very poor**

For each of these, please give reasons for your answer. If you believe there is significant non-compliance, please provide specific examples/evidence. Alternatively, if you believe compliance is generally strong, please also provide evidence.

If you are a platform, how do you inform hosts about their legal requirements?

If you are a host, are you aware of your legal requirements? How have you been informed of these requirements?

What assessment do you make of how effectively the regulation is enforced?

Compliance with contractual agreements

It has been argued that some hosts advertising short-term lets in their properties are doing so in breach of contractual agreements. Leases, mortgage, tenancy agreements, Commonhold Community Statements and building regulations can all place restrictions on subletting and hosting type behaviours. For example, a host may be in breach of a mortgage agreement by letting out the property on a short-term let basis without the consent of the mortgage provider. They may also be violating the insurance required as part of the mortgage agreement. Many tenancy agreements include clauses preventing subletting and under the [Prevention of Social Housing Fraud Act 2013](https://www.legislation.gov.uk/ukpga/2013/3/contents) (<https://www.legislation.gov.uk/ukpga/2013/3/contents>) it is illegal for social housing tenants to sublet their premises.

The government is keen to gather evidence on the scale and nature of this problem. It is an area that could result in financial repercussions for the host or property owner if they are found to be in breach, and it could also invalidate insurance if an incident occurs whilst guests are staying.

Question 4: Do you consider there to be a problem with breach of contractual agreements in the short-term and holiday letting market in England? If so, why?

- **Option 1 - Yes, this is a major problem**
- **Option 2 - Yes, but this is only a minor problem**
- **Option 3 - No, there is no problem**

Please give reasons for your answer, as well as specific examples/evidence. The government is particularly interested in breaches of mortgage, tenancy and social housing agreements.

Other legal provisions

There are many other legal provisions which apply to the operation of guest accommodation not covered above. Examples include, but are not limited to:

- the Equality Act 2010, which addresses unlawful discrimination against customers
- rules around marketing, promotion and buying and selling, including unfair trading practices and what can/cannot be retained from a deposit
- various licences that might be relevant (e.g. TV Licences, licences for showing films, Passenger Service Vehicle Licences if transporting guests)
- specific health and safety legislation not covered above, e.g. around safety glass or asbestos
- regulations governing employees (e.g. minimum wage and parental leave)

The government recognises that some may believe these other legal provisions to be important considerations when determining the right policy response to the growth in short term and holiday lettings. If you believe there is something important the government should be considering as part of this work, please use question number 5.

Question 5: Do you consider there to be other legal provisions concerning the supply of short-term and holiday letting to paying guests which are not covered elsewhere in this call for evidence but where there are issues with awareness, compliance and/or enforcement?

- **Option 1 - Yes**
- **Option 2 - No**

If yes, please be specific about the legal provisions concerned and provide supporting evidence.

Please ensure your answer is relevant to the case for or against the introduction of a Tourist Accommodation Registration Scheme and/or how such a scheme could be designed. This call for evidence is not concerned with views about specific legal provisions if they are not relevant to these central questions.

Housing and communities impact

Whilst any Tourist Accommodation Registration Scheme in and of itself would not address these issues directly, bringing to light the scale of housing and community issues and understanding the extent of their impact will inform the development of proportionate policy options. The government is therefore keen to gather evidence on the following topics, which are all common themes globally:

- the impact of the increase in short-term and holiday letting on the housing market — including on supply and prices
- anti-social behaviour or other nuisance behaviour by transient guests
- the impact on the fabric of local communities

Impact on the housing market

There are a range of alleged consequences of the rise in short-term and holiday letting on the housing market. The government understands the following to be the main areas of concern:

- **Effect on housing supply:** Landlords are argued to be prioritising short-term letting activity instead of long-term tenancy agreements, thereby reducing the supply of rental accommodation in a given location. There are also related concerns about numbers of second-homes, ownership of which could be incentivised by utilising them for short-term letting. The government understands this to be a more acute issue in some parts of the country, with commonly cited locations including, but not limited to: London, Bath, Brighton, Cambridge, Cornwall, Devon, York and Cumbria. For example, the government has heard that in Bath, York and Cambridge there are pressures on student accommodation.
- **Effect on price:** This follows from the impact on housing supply. If housing supply in the private rental sector is constrained, then this is likely to result in increased prices for renters. We have also heard anecdotal evidence of the impact on house prices as a result of being located next to a property frequently used for short-term letting by disruptive guests.
- **Effect on labour supply:** This relates to the above two points. The government has heard from destination management organisations, businesses, MPs and others that supply and price effects have created labour challenges in some parts of the country. Some have argued that this is ultimately undermining the sustainability of the visitor economies in these areas, as they cannot find sufficient staff to serve those in short-term and holiday lets seeking to use hospitality and other venues.

Question 6: Do you consider the increase in short-term and holiday letting in England to have had adverse consequences on the housing market?

- **Option 1 - Yes, this is a major problem**
- **Option 2 - Yes, but this is only a minor problem**
- **Option 3 - No, there is no problem**

Please give reasons for your answer, including specific examples/evidence of any adverse effects, particularly at a local level.

It would also be useful to get views on whether you think the COVID-19 pandemic has accelerated or altered some of these adverse consequences. For example, could there be an impact as a result of changes in the way people choose to work?

Noise, anti-social and other nuisance behaviour by guests

The government is aware of incidents of noisy, anti-social or other nuisance behaviour during stays in short-term and holiday lets, some of which have resulted in court proceedings. The Greater London Authority, for example, [reports \(https://s3-eu-west-1.amazonaws.com/airdrive-images/wp-content/uploads/sites/6/20200804092416/GLA-Housing-Research-Note-4-Short-term-and-holiday-letting-in-London.pdf\)](https://s3-eu-west-1.amazonaws.com/airdrive-images/wp-content/uploads/sites/6/20200804092416/GLA-Housing-Research-Note-4-Short-term-and-holiday-letting-in-London.pdf) that in the five London boroughs with the most Airbnb listings (Camden, Kensington and Chelsea, Southwark, Tower Hamlets and Westminster) there have been numerous complaints related to short-term letting activity, with Westminster reporting 194 complaints regarding noise, waste and anti-social behaviour over the course of a year. Some online platforms have sought to take targeted action to address concerns, such as offering hosts discounts on noise detection devices. Although the government recognises that the vast majority of guests are likely to be incident free and respectful, we want to understand more about anti-social or nuisance behaviour in short-term and holiday lets. Typical complaints have included:

- **Noise** - including regular partying, unlicensed music events, loud pets, arrival and departure at unsociable hours
- **Waste** - e.g. not disposing of rubbish within the holiday let or not doing so appropriately in communal waste disposal areas
- **Anti-social use of vehicles** - e.g. illegal or inconvenient parking and taking resident spaces

- **Drunken behaviour** - including fighting and shouting
- **Drug taking** - e.g. odour from cannabis use

Question 7: Do you consider noise, anti-social or other nuisance behaviour in short-term and holiday lets in England to be a problem? If so, why?

- **Option 1 - Yes, this is a major problem**
- **Option 2 - Yes, but this is only a minor problem**
- **Option 3 - No, there is no problem**

Please give reasons for your answer, including specific examples/evidence and detail on the type of noise, anti-social or nuisance behaviours you think are the problem, including data at a local level where possible.

Where you are aware of/or have experienced issues and you complained, what assessment do you make of how the incident was dealt with? How could this complaints procedure be improved?

Whether further regulation is necessary and proportionate or whether existing powers and authorities are able to adequately deal with these issues where they arise?

If you are an online platform or a host, what steps do you take to minimise the likelihood of anti-social or nuisance behaviour occurring?

Impact on local communities and residents

Both the impact on housing supply and incidents of anti-social behaviour are examples of potential negative impacts of short-term letting on local communities and residents. However, the government recognises that they may not be the only area of concern. For example, we have heard anecdotal examples of tower blocks, streets and sections of a town that are now predominantly used for short-term letting activities, with consequences for remaining residents who no longer have permanent neighbours that they know and schools struggling to stay open due to insufficient numbers of children in the area. There are also frequently cited concerns of local communities losing their character and distinctiveness as a result of short-term letting becoming the predominant form of accommodation in the location.

Question 8: Aside from the impacts on housing and incidents of anti-social/nuisance behaviour, do you consider the increase in short-term and holiday letting in England to have had other adverse impacts on local communities and residents?

- **Option 1 - Yes**
- **Option 2 - No**

Please give reasons for your answer and provide specific examples/evidence.

Impact of potential policy responses

Summary of high-level policy responses

There are, in broad terms, six potential responses the government could consider after taking into account the evidence gathered by this call for evidence. These are described in the table below.

Table 1: High-level policy responses

Possible response	Description
1 - Do nothing	No government intervention and retention of the status quo. This could be considered a viable option if the call for evidence does not yield much evidence of any relevant issues in England.
2 - Provide more information to the sector	This could take many forms, for example the development by the government of a booklet setting out all the legal requirements that short-term letting providers need to abide by, or greater amplification of the existing ' Pink Book ' produced by VisitEngland. It could also include requirements on platforms to ensure users confirm their awareness and understanding of the relevant regulations (including any liabilities). This could be a viable option if the call for evidence suggests the main issue is around awareness of legal responsibilities (e.g. fire and gas safety).

Possible response	Description
3 - Develop a self-certification registration scheme	Under this model, the government would require in-scope hosts/providers to register before they can operate. The registration process would be entirely self-certified with no in-built third-party checks. Information on all health and safety requirements and other relevant regulations applying to the operation of guest accommodation could be provided to those registering and as part of the registration process.
4 - Develop a registration scheme with light-touch checks	Similar to 3 but with some 'light-touch' checks incorporated into the process. Examples might include a small percentage of premises being randomly spot checked or a requirement to upload electronic documents proving legislation compliance, such as a gas safety certificate. This is a similar model to the ' We're Good to Go' COVID-19 industry standard (https://www.visitbritain.org/business-advice/were-good-go-industry-standard) consumer mark developed by the four national tourist boards of England, Wales, Scotland and Northern Ireland at the start of the pandemic.
5 - Develop a licencing scheme with physical checks of the premises	Under such a model, short-term lets would only be able to operate if they were licenced, which would involve physical checks of the premises to ensure all regulations are being adhered to.
6 - Address any issues through a regulatory alternative to a registration system	For example, by creating a similar framework to that established by s.44 of the Deregulation Act 2015, and applying to all local authorities in England. Currently, this framework only applies to Greater London (see other considerations and Annex A for further background).

Potential impacts

Pending a more robust evidence base gathered as a result of this call for evidence, the government remains open minded about the most appropriate response. However, the government is interested in your high-level, initial views of what would and would not constitute a proportionate policy response in an English context — although we recognise that a complete assessment may not be possible at this stage given the evidence base.

Question 9: Which of the following do you consider to be the most appropriate form of response in the short-term letting market?

- 1 - Do nothing
- 2 - Provide more information to the sector
- 3 - Develop a self-certification registration scheme
- 4 - Develop a registration scheme with light-touch checks
- 5 - Develop a licencing scheme with physical checks of the premises
- 6 - Regulatory alternative to a registration system, such as extension of the Deregulation Act 2015

Please give reasons for your answer, including why you consider other options to be inappropriate.

Are there other options that should be considered?

The government is aware of a range of different views about these models, with some warning of significant unintended consequences if a more interventionist approach is taken, such as hosts withdrawing from the marketplace. The government is also mindful of commitments in the [Levelling Up white paper](https://www.gov.uk/government/publications/levelling-up-the-united-kingdom) (<https://www.gov.uk/government/publications/levelling-up-the-united-kingdom>) to explore proposals for introducing a National Landlord Register in England and is conscious of identifying the right solutions for both the Private Rented and Tourism sectors, whilst avoiding duplication and unnecessary regulatory burdens. With that in mind, we are also interested in further evidence or views on the potential costs and possible burdens (or indeed the benefits) of each of the options presented in [table 1](#).

Question 10: What do you consider to be the costs and associated burdens of these options, who would bear the costs and how might they be mitigated?

Please consider in particular (3) develop a self-certification registration scheme, (4) develop a registration scheme with light-touch checks, and (5) develop a licensing scheme with physical checks of the premises.

Please also consider what the benefits are of the market operating as it currently does, as well as what might be the benefits of each of all of the above options, either to businesses, property owners, or to the consumer.

The government is also interested in any insight and/or data on the impact of the schemes running or approaches taken in other countries or cities around the world. [Annex A](#) contains a summary of the approaches taken globally.

Question 11: Do you have any insight or evidence on the impact of schemes that are already running, or approaches taken elsewhere in the world?

The government would also be keen to learn about any other approaches that have been taken that are not included in the annex below.

Other considerations

The government would also be interested in views and information relating to the impact of the Deregulation Act 2015, specifically section 44 which amended the Greater London Council (General Powers) Act 1973, and which stipulates that use of any residential premises in Greater London as temporary sleeping accommodation is considered a 'material change of use' for the purposes of planning permission, if used in this way for more than 90 nights per calendar year. This only applies to premises where the person providing the accommodation is liable to pay council tax. This section also provides for local authorities to request that the Secretary of State agrees to targeted localised exemptions from these stipulations, where it may be necessary to 'protect the amenity of the locality'.

Question 12: What has been the impact of the Deregulation Act 2015, specifically changes made by section 44 to the Greater London Council (General Powers) Act 1973?

Please consider the extent to which these provisions have allowed local authorities to respond to challenges posed by short term lettings.

Please also consider the potential use and impact such stipulations may have in other areas of the country.

Finally if there are any further points you wish to raise related to short term lettings and the issues raised in this document that have **not been mentioned**, please do so using the following final catch-all question 13.

Question 13: Is there any other information related to short term lettings and/or the issues already raised in this call for evidence that you wish to draw to the government's attention?

Please also consider any issues you think the government should be considering in relation to developing appropriate policy responses.

Annex A: Summary of approach taken in other cities and countries globally

Many other countries, as well as state and local governments within those countries, have implemented regulatory measures in response to increases in short-term and holiday letting, driven by the emergence of online platforms and booking agents. This Annex summarises the approaches taken in a range of different countries.

Within the UK

Northern Ireland

Under the [Tourism \(Northern Ireland\) Order 1992](https://www.legislation.gov.uk/nisi/1992/235/contents) (<https://www.legislation.gov.uk/nisi/1992/235/contents>), tourist accommodation cannot be provided without a valid certificate issued by the national tourist board, Tourism Northern Ireland. It is an offence to offer tourist accommodation without a certificate, with fines of up to £2,500 or imprisonment for a term not exceeding six months as potential punishments.

A physical inspection of the premises must be conducted by Tourism Northern Ireland before a certificate can be issued. Checks establish whether establishments comply with the minimum legislative standards, for example on fire safety. Inspections are undertaken every four years. Accommodation providers are charged £20 per room to get a certificate, with a minimum fee of £80 and a maximum of £200.

There are currently no powers within Northern Ireland to restrict short-term and holiday letting activity, e.g. annual limits on the number of nights a property can be used as a holiday let.

Scotland

On 22 November 2021, the Scottish Government laid a Licensing Order before the Scottish Parliament which requires all local authorities in Scotland to establish a licensing scheme by October 2022. All existing hosts will have until April 2023 to apply for a licence. The Licensing Order was approved by the Scottish Parliament in January 2022.

The Licensing Order applies to short-term lets only, which are defined in the legislation. The stated purpose of the Licensing Order is to ensure short-term lets are safe and address issues faced by neighbours; and to facilitate local authorities in knowing and understanding what is happening in their area as well as to assist with handling complaints effectively.

The Scottish Government has also introduced Short-term Let Control Areas which allow planning authorities to designate a location as a control area, thereby requiring prospective hosts to obtain change of use planning permission before they can offer short-term lets. Planning authorities can also restrict short-term letting activity in places or types of building.

Further information can be found on the [Scottish Government website \(https://www.gov.scot/publications/short-term-lets/\)](https://www.gov.scot/publications/short-term-lets/).

Wales

The Welsh Government is actively examining issues associated with short-term and holiday lets, and has [publicly stated its ambition \(https://gov.wales/written-statement-second-homes-wales\)](https://gov.wales/written-statement-second-homes-wales) to establish a statutory registration or licensing scheme in Wales. The Welsh Government has also set out its intention to introduce legislation permitting local authorities to raise a tourism levy, and sees the introduction of a statutory registration or licensing scheme as being an important foundation for doing so. As it stands, there is currently no system for statutory registration or licensing of guest accommodation in Wales. Local authorities also do not have powers to restrict short-term and holiday letting activity.

England

As it stands, there is currently no system for statutory registration or licensing of guest accommodation in England. Only London has powers to restrict short-term and holiday letting activity, under the Greater London Council (General Powers) Act 1973 (as amended by Section 44 of the Deregulation Act 2015). This stipulates that use of any residential premises in Greater London as temporary sleeping accommodation is considered a 'material change of use' for the purposes of planning permission if used in this way for more than 90 nights per calendar year. This only applies to premises where the person providing the accommodation is liable to pay council tax. This section also provides for local authorities to request that the Secretary of State agrees to targeted localised exemptions from these stipulations, where it is necessary to 'protect the amenity of the locality'.

Examples from other countries

The Netherlands

From 1 January 2021, municipalities can opt into a national registration scheme for short-term holiday lets. One-off registration obligations only apply therefore in municipalities that opt-in and not uniformly across the country. Registration numbers must be included in any advertisement.

In Amsterdam, permits are needed in addition to a registration number. There is a cost of just under 50 Euros for acquiring a permit which allows you to rent out your home or houseboat for a maximum of 30 nights per calendar year and to a maximum of 4 people at a time. Permit holders must report each period of holiday rental to the municipality, before guests arrive. Permits are annual. Fines for failure to comply go up to 21,750 Euros.

Portugal

Anyone wishing to advertise and provide guest accommodation must register electronically before doing so; short-term lets in houses, apartments and lodging establishments must register as 'Local Lodging Establishments'. Registration numbers must be included in any advertisement. The national tourist board maintains a [publicly available National Tourism Register \(https://registos.turismodeportugal.pt/\)](https://registos.turismodeportugal.pt/). Registration is free. Registrants must provide a range of details including their name, address, the capacity of the premises, ID documentation and any relevant lease or rental agreement.

Local councils have powers to implement 'containment areas' within their locale which can restrict the number of short-term rental properties. For example, in some parts of Lisbon no new registrations are being processed because more than 20% of the properties are short-term rentals.

Barcelona, Spain

In Barcelona, anyone seeking to offer tourist accommodation to paying guests must register with the Catalan Government. For example, home owners can apply to have their property approved and categorised as a 'tourist household'. Advertisements must display a registration number. Properties must pass an inspection. Multiple fees are issued through the process, including an application fee and a 'declaration' fee. Operators must submit information about each booking.

Last year, the Barcelona City Council banned all short-term private room rentals. Other restrictions (e.g. night per year limits, exist for other types of rental).

Denmark

Since May 2019, entire homes can be used for short-term and holiday lets for up to 70 nights a year, though individual municipalities can vote to raise this to 100 nights. There are no night limits on sharing private rooms.

Greece

Anyone wishing to rent out their home to paying guests must register with the Independent Authority for Public Revenue and the registration number received through that process must be displayed on any listing. Fines of up to 5,000 Euros can apply to unregistered properties. Hosts are required to report on bookings/earnings on a monthly basis.

Across Greece there is a 90 day per calendar year limit on the rental of properties, although for some islands with small populations the limit is set at 60 days. Both limits can be exceeded if the host is able to prove that their total rental revenues do not exceed 12,000 Euros per year.

Ireland

In parts of the country designated 'Rent Pressure Zones', hosts are only allowed to short-term let their primary residence after having registered with local authorities. They can rent out their entire primary home for up to 90 days a year, and no more than 14 days at a time.

France

Individuals are allowed to rent out their primary residence in full for a maximum of 120 days per year. There are no limits on renting out a room within your primary residence. There are often greater restrictions on second homes but these vary by location.

In Paris, short-term rental providers must register with the city authorities if they are planning to rent out their entire property. This is a self-declaration process with no checks. There are fines of up to 5,000 Euros for listing unregistered properties.

USA

No national systems, with significant variation between States and/or cities. Examples include:

New York City, New York: Platforms are required to share data with the city on hosts, activity, types of listing offered and so forth. Hosts unwilling to do this cannot host guests for stays less than 30 nights in length, although there are some exemptions. There are also restrictions on renting out permanent residences in cases where the permanent resident is not present during the rental period.

Boston, Massachusetts: Only owner-occupied properties (host present during the stay) are allowed to be operated as short-term lets and need to register with the City of Boston before doing so on an annual basis. It costs \$200 a year to register an entire primary home.

San Francisco, California: You can only offer short-term rentals if you are the permanent resident of the unit you wish to rent. This prevents individuals from offering short-term rentals in second homes, for example. To offer short-term rentals you need a Business Registration Certificate and the certificate number must be posted on all listings.

Japan

Anyone seeking to offer short-term rentals in Japan requires an operating licence. Operating numbers must be displayed on all listings or advertisements. There is a maximum limit of 180 days per year that bookings can be taken, although this is lower in some specific parts of the country. Acquiring a licence involves a building inspection as well as meeting certain other requirements in areas such as waste collection.

Annex B: List of call for evidence questions

How to respond

The best way to respond to this call for evidence is by completing the online response form:

[Start online response form](#)

Alternatively you can email answers to the call for evidence questions to tourism-accommodation-registration-scheme@dcms.gov.uk. When sending in responses via the mailbox, please include answers to the 'about you' questions in the covering email.

However you respond, you do not need to answer every question.

About you

When providing a response to the mailbox, please let us know:

- if you are responding as an individual or on behalf of an organisation (if you are responding on behalf of an organisation, please let us know the name)
- what category of respondent you are (e.g. host, platform, local authority etc)
- if you do not want the evidence you provide to be published when the government publishes a summary of the evidence collected through this process (e.g. if it is market sensitive)

If you respond using the online response form, your answers to these questions will be automatically collected. A Data Protection Privacy Notice is at [Annex C](#).

Call for evidence questions

Question 1: Are you able to provide us with evidence illustrating the size and nature of the short-term and holiday letting market in England and/or its regions, and how that has changed over time?

This question is concerned with painting a picture of the market in England, in both revenue and people terms. Your answer should therefore focus on providing objective evidence, and not on providing an assessment of its consequences (e.g. on the housing market, which is covered in later questions).

For this question, the government is particularly interested in the following:

For any data provided, it would be helpful to have:

- data illustrating the picture at a national level
- data illustrating the picture in different regions of England
- data that might help with equalities analysis (sex, ethnicity, sexual orientation and other protected characteristics listed in the Equality Act 2010), e.g. proportion of hosts on a platform that are male/female
- data illustrating changes since 2010, including during the pandemic

If you are an online platform it would be helpful to have:

- data on the number of active listings on your platform, and how that has changed over time
- a breakdown of the types of listing on your platform (e.g. the number of listings run by property management companies versus individuals, the number of entire premises offered versus single rooms and the number where the listing is based on exclusive customer use as opposed to co-living with the host)
- data illustrating a typical host or listing (e.g. average earnings per host/listing, average number of nights hosted per year)
- data on occupancy rates (i.e. how often listed properties are made available per year, how this varies over the course of the year and how often they are used)
- data on where listings are geographically/regionally located
- data on the economic impact of short-term and holiday letting activity, including key source markets

If you are a local authority / destination management organisation / enforcement agency it would be helpful to have data illustrating short-term letting activity in your area, how that has changed over time and data on the effectiveness of enforcement.

Question 2: What do you consider to be the main benefits of short-term and holiday letting for:

a) Homeowners b) Consumers c) Businesses and the wider economy

Where possible, please provide detailed quantitative evidence. Quantitative data will assist with producing robust estimates of the costs and benefits of any policy responses.

For example, when answering this question, if you are a host offering short-term letting services it would be useful to provide data such as how much you earn in an average year from short-term and holiday letting activity. Likewise, if you are an online platform it would be useful to estimate the wider economic impact on the local communities and to see data showing the various types of accommodation business that use your platform.

Question 3: How do you assess levels of compliance with regulations on:

a) Fire safety b) Gas safety c) Health and safety d) Food and drink

within the short-term and holiday letting market in England?

- **Option 1 - Compliance is very good**
- **Option 2 - Compliance is good**
- **Option 3 - Compliance is fair**
- **Option 4 - Compliance is poor**
- **Option 5 - Compliance is very poor**

For each of these, please give reasons for your answer. If you believe there is significant non-compliance, please provide specific examples/evidence. Alternatively, if you believe compliance is generally strong, please also provide evidence.

If you are a platform, how do you inform hosts about their legal requirements?

If you are a host, are you aware of your legal requirements? How have you been informed of these requirements?

What assessment do you make of how effectively the regulation is enforced?

Question 4: Do you consider there to be a problem with breach of contractual agreements in the short-term and holiday letting market in England? If so, why?

- **Option 1 - Yes, this is a major problem**
- **Option 2 - Yes, but this is only a minor problem**
- **Option 3 - No, there is no problem**

Please give reasons for your answer, as well as specific examples/evidence. The government is particularly interested in breaches of mortgage, tenancy and social housing agreements.

Question 5: Do you consider there to be other legal provisions concerning the supply of short-term and holiday letting to paying guests which are not covered elsewhere in this call for evidence but where there are issues with awareness, compliance and/or enforcement?

- **Option 1 - Yes**
- **Option 2 - No**

If yes, please be specific about the legal provisions concerned and provide supporting evidence.

Please ensure your answer is relevant to the case for or against the introduction of a Tourist Accommodation Registration Scheme and/or how such a scheme could be designed. This call for evidence is not concerned with views about specific legal provisions if they are not relevant to these central questions.

Question 6: Do you consider the increase in short-term and holiday letting in England to have had adverse consequences on the housing market?

- **Option 1 - Yes, this is a major problem**
- **Option 2 - Yes, but this is only a minor problem**
- **Option 3 - No, there is no problem**

Please give reasons for your answer, including specific examples/evidence of any adverse effects, particularly at a local level.

It would also be useful to get views on whether you think the COVID-19 pandemic has accelerated or altered some of these adverse consequences. For example, could there be an impact as a result of changes in the way people choose to work?

Question 7: Do you consider noise, anti-social or other nuisance behaviour in short-term and holiday lets in England to be a problem? If so, why?

- **Option 1 - Yes, this is a major problem**
- **Option 2 - Yes, but this is only a minor problem**
- **Option 3 - No, there is no problem**

Please give reasons for your answer, including specific examples/evidence and detail on the type of noise, anti-social or nuisance behaviours you think are the problem, including data at a local level where possible.

Where you are aware of/or have experienced issues and you complained, what assessment do you make of how the incident was dealt with? How could this complaints procedure be improved?

Whether further regulation is necessary and proportionate or whether existing powers and authorities are able to adequately deal with these issues where they arise?

If you are an online platform or a host, what steps do you take to minimise the likelihood of anti-social or nuisance behaviour occurring?

Question 8: Aside from the impacts on housing and incidents of anti-social/nuisance behaviour, do you consider the increase in short-term and holiday letting in England to have had other adverse impacts on local communities and residents?

- Option 1 - Yes
- Option 2 - No

Please give reasons for your answer and provide specific examples/evidence.

Question 9: Which of the following do you consider to be the most appropriate form of response in the short-term letting market?

- 1 - Do nothing
- 2 - Provide more information to the sector
- 3 - Develop a self-certification registration scheme
- 4 - Develop a registration scheme with light-touch checks
- 5 - Develop a licencing scheme with physical checks of the premises
- 6 - Regulatory alternative to a registration system, such as extension of the Deregulation Act 2015

Please give reasons for your answer, including why you consider other options to be inappropriate.

Are there other options that should be considered?

Question 10: What do you consider to be the costs and associated burdens of these options, who would bear the costs and how might they be mitigated?

Please consider in particular (3) develop a self-certification registration scheme, (4) develop a registration scheme with light-touch checks, and (5) develop a licensing scheme with physical checks of the premises.

Please also consider what the benefits are of the market operating as it currently does, as well as what might be the benefits of each of all of the above options, either to businesses, property owners, or to the consumer.

Question 11: Do you have any insight or evidence on the impact of schemes that are already running, or approaches taken elsewhere in the world?

The government would also be keen to learn about any other approaches that have been taken that are not included in the annex below.

Question 12: What has been the impact of the Deregulation Act 2015, specifically changes made by section 44 to the Greater London Council (General Powers) Act 1973?

Please consider the extent to which these provisions have allowed local authorities to respond to challenges posed by short term lettings.

Please also consider the potential use and impact such stipulations may have in other areas of the country.

Annex C: Data Protection Privacy Notice

Who is collecting my data?

The Department for Digital, Culture, Media & Sport (DCMS). The Arts, Heritage & Tourism Directorate within this Department is seeking to gather evidence and information to inform the development of policy options to form part of a consultation later in 2022 on the introduction of a Tourist Accommodation Registration Scheme in England.

Purpose of this Privacy Notice

This notice is provided to meet the obligations as set out in Articles 13 and 14 of the UK GDPR. This notice sets out how DCMS will use your personal data as part of our legal obligations with regard to Data Protection.

What personal data do we collect?

Most of the personal information we collect and process is the data provided to us directly by you in the responses to our call for evidence. This includes:

- your name and/ or organisation you work for
- your contact details, such as the email address you use to contact us

How will we use your data?

We use your data to enable us to carry out our functions as a government department. For the purpose of this research, we use your data to collate views on the development of a Tourist Accommodation Registration Scheme in England.

What is the legal basis for processing my data?

To process this personal data, our legal reason for collecting or processing this data is:

Article 6 (1) (e) of the UK GDPR: it is necessary to perform a public task (to carry out a public function or exercise powers set out in law, or to perform a specific task in the public interest that is set out in law). In this case, the processing of your personal data is necessary for the performance of a task in the public interest, as the information gathered helps inform future policies.

What will happen if I do not provide this data?

If you do not provide this personal data we will be unable to consider your views on this matter.

Who will your data be shared with?

Information provided in response to this call for evidence (not including personal information) may be published at an aggregated and anonymised level, or disclosed in accordance with the access to information regimes (primarily the Freedom of Information Act 2000 (FOIA) and the Environmental Information Regulations 2004). Information provided in response to this call for evidence may also be shared with other government departments or agencies with direct policy responsibility for some of the topics addressed in this call for evidence. This might include specific views or evidence arising from some of the questions asked.

How long will my data be held for?

Your personal data will be kept for two years in line with DCMS retention policy.

Will my data be used for automated decision making or profiling?

We will not use your data for any automated decision making.

Will my data be transferred outside the UK and if it is how will it be protected?

Your data will not be transferred outside the UK

What are my data protection rights?

You have rights over your personal data under the UK GDPR and the Data Protection Act 2018. The Information Commissioner's Office is the supervisory authority for data protection legislation, and maintains a full explanation of these rights on their website DCMS will ensure that we uphold your rights when processing your personal data.

How do I complain?

The contact details for the data controller's Data Protection Officer (DPO) are:

Data Protection Officer
The Department for Digital, Culture, Media & Sport
100 Parliament Street
London
SW1A 2BQ

Email: dpo@dcms.gov.uk

If you're unhappy with the way we have handled your personal data and want to make a complaint, please write to the department's Data Protection Officer or the Data Protection Manager at the relevant agency. You can contact the department's Data Protection Officer using the details above.

How to contact the Information Commissioner's Office:

If you believe that your personal data has been misused or mishandled, you may make a complaint to the Information Commissioner, who is an independent regulator. You may also contact them to seek independent advice about data protection, privacy and data sharing.

Information Commissioner's Office
Wycliffe House
Water Lane
Wilmslow
Cheshire
SK9 5AF

Website: www.ico.org.uk (<https://www.ico.org.uk>)

Telephone: 0303 123 1113

Email: casework@ico.org.uk

Any complaint to the Information Commissioner is without prejudice to your right to seek redress through the courts.

Changes to our privacy notice

We may make changes to this privacy policy. In that case, the 'last updated' date at the bottom of this page will also change. Any changes to this privacy policy will apply to you and your data immediately.

If these changes affect how your personal data is processed, DCMS will take reasonable steps to let you know.

This notice was last updated on 20/06/2022.

-
1. [Airbnb 2018 UK Insights Report](https://www.airnbcitizen.com/wp-content/uploads/2018/10/AirbnbUKInsightsReport_2018.pdf) (https://www.airnbcitizen.com/wp-content/uploads/2018/10/AirbnbUKInsightsReport_2018.pdf)
 2. Airbnb, Survey Sent to Airbnb Host and Guest Accounts Around the World, 2019.
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OGL

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Town Clerk

From: Communications <comms@lakedistrict.gov.uk>
Sent: 24 June 2022 13:36
To: Town Clerk
Subject: Draft new Statement of Community Involvement needs your views



We're producing a new version of our Statement of Community Involvement and want your views

Our new Statement of Community Involvement aims to have a more flexible approach to consultation and engagement. Should an event/situation arise where we cannot carry out traditional face to face methods of communication, we will rely more heavily on the use of online content and new technologies to ensure that effective engagement with the community is achieved.

We'd like your views on how you'd like to be able to give us your views on planning policies in the future.

[Read the draft Statement of Community Involvement](#)

[Give us your views in this short survey](#)

Timeline for consultation, reporting back and adption of new Statement

The consultation will be open for 6 weeks from Monday 27 June to Monday 8 August.

We will then read and analyse all the answer and comments and write a 'You said, we did' report to show the changes made to the draft statement in response to the consultation.

We aim for the final version of the statement to go the Park Strategy and Vision committee on 26 October, and they decide if the new statement will be adopted.

Thank you.
The Lake District National Park Authority Planning Team.

Use the Forward button to send this email to someone else who may want to give their views.

Use the unsubscribe link to stop receiving emails from us about planning policies and consultations.



Lake District National Park Authority
Wayfaring House, Murley Moss, Kendal, LA9 7RL

[Preferences](#) | [Unsubscribe](#)



Lake District
National Park

Lake District National Park

Statement of Community Involvement

Draft for Consultation, June 2022



Lake District National Park, Statement of Community Involvement - Consultation Draft, June 2022.....	2
What is a Statement of Community Involvement?	2
Why do we need a new SCI?	2
Community involvement and consultation – Local Planning	3
Methods of community involvement.....	3
Lake District National Park Partnership	4
Duty to Cooperate.....	4
What we will do	4
Giving Feedback to Consultees	10
Neighbourhood Plans	10
Ensuring Equality	10
Planning Aid.....	11
Contact the team.....	11
Community involvement and consultation – Development Management.....	12
Providing planning advice	12
Publicising Applications	12
Comments on Applications	13
Making Decisions.....	13
Publicising Decisions	13
Publicising Planning Appeals	13
Ensuring Planning Compliance.....	13
Contact the team.....	14

Lake District National Park, Statement of Community Involvement - Consultation Draft, June 2022

What is a Statement of Community Involvement?

We place great importance on effective community involvement. The Statement of Community Involvement (SCI) explains how you can expect us to consult and involve you in:

- preparing local development documents (such as the Local Plan)
- the development management process, including determining planning applications and offering planning advice

Why do we need a new SCI?

The previous version was adopted in 2016 and this review is necessary to ensure the SCI complies with updated guidance and regulations. The National Planning Policy Framework (NPPF) encourages consultation before a planning application is submitted and at key stages as we prepare and review our Local Plan and other policy documents. A review of the SCI is also necessary to ensure the SCI and methods of engagement are accessible and can be used by as many people as possible as required by the Public Sector Bodies Accessibility Regulations 2018. This includes ensuring this document is provided as a website page to enable the information to be translated into different languages, read by a screen reader and is more accessible to mobile phone users.

This SCI provides a more flexible approach to consultation and engagement. Should an event/situation arise where we cannot carry out traditional face to face methods of communication, we will rely more heavily on the use of online content and new technologies to ensure that effective engagement with the community is achieved.

We are the local planning authority for the whole of the Lake District National Park. This means we have a statutory responsibility to maintain up-to-date local development documents, and to determine applications for development and listed building consent that we receive. To do this successfully, we need to consult and engage effectively at the right times and in the right ways so plans and policies can be understood and supported.

Community involvement and consultation – Local Planning

We produce local development documents, the key document that we produce is known as the Local Plan. We also produce other documents which provide greater details on specific topics, these documents are called Supplementary Planning Documents (SPDs).

Community involvement in relation to Local Planning is guided by national regulations and legislation including the Town and Country Planning (Local Planning) (England) Regulations 2012(as amended), which include basic requirements about who local planning authorities must consult and how and when we must do it.

Methods of community involvement

Public involvement in the planning system is open to everyone. We will actively seek to engage anyone who is interested in planning issues and encourage them to comment and have their input into the planning process. Our documents will be easy to read and understand, and you will be able to obtain information and advice from our website, by phone, by e-mail or in person.

Access to the internet continues to increase and there has been a shift towards online services and correspondence by e-mail and social media. However, we recognise there are still a number of people who are unable to use electronic forms of communication to access information. Therefore, we will continue to ensure consultation methods are available in a variety of formats when preparing local development documents – this includes paper and electronic version.

We will always aim to go beyond what is required of us by law to meet your consultation needs, but this will be balanced against resource availability.

We will consult with Town and Parish Councils, Parish meetings, local businesses, voluntary organisations, other interested bodies, the general public including anyone who has expressed an interest and with statutory organisations including Councils, infrastructure providers, and Government bodies.

If you are interested in being notified about the Local Plan and associated consultations visit the [Community involvement in planning policy page on the Lake District National Park website](#).

We are required to conform to the General Data Protection Regulations (GDPR). The contact information you provide us will only be used for the purpose for which it was provided and in line with our [Privacy Notice](#).

Lake District National Park Partnership

Formed in 2006, the Lake District National Park Partnership brings together 25 key stakeholders and organisations representing public, private, community and voluntary sectors that can influence the future of the Lake District. This collective body and its sub groups provide an important forum to engage with a wide range of key stakeholders to inform local development documents.

Duty to Cooperate

The 'duty to cooperate' as set out in the Localism Act 2011 places a legal duty on local planning authorities, county councils and public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local and Marine Plan preparation in the context of strategic cross boundary matters. We will continue to work closely with partners to deliver planning in the Lake District and fulfil the requirements under the duty to cooperate.

What we will do

Every consultation with the public will have a clear mandate which explains the aims of the consultation.

Tables 1 and 2 highlight what we will do and the additional consultation options we might consider.

The additional consultation options provide extra flexibility to enable us to consider the best approach to reflect the nature, scale, type of each consultation, as well as the resources available. The principle of "frontloading" means that additional consultation options should be considered during the earlier stages.

Table 1: Consultation for the Local Plan

Stage	What we will do	Additional Options we will consider
Options	<ul style="list-style-type: none"> • Consult for a minimum of six weeks; • Notify appointed members of the National Park Authority; • Notify registered contacts and Town/Parish Councils and Parish Meetings; • Notify specific consultation bodies, relevant authorities, general consultation bodies, and the local policing body (as prescribed by Regulations); • Notify the Lake District National Park Partnership; • Make consultation documents available from our principle office; • Make consultation documents available in alternative formats on request; • Issue a press release; • Publicise and make consultation documents available and accessible on our website; • Publicise as a news item on our website or via other electronic or social media methods e.g. Twitter, Instagram and Facebook. 	<ul style="list-style-type: none"> • Longer consultation period; • Undertake further informal consultation stages; • Provide an online consultation tool for consultees and agents to make comments online; • Make paper copies of consultation documents available at prescribed locations (such as libraries and Information Centres); • Provide a covering letter or summary; • Provide an interactive online map; • Public exhibitions, or public meetings, or drop-in sessions aimed primarily at residents; • Engage with Local Area Committees and their support teams; • Engage with specific groups of the community as appropriate, e.g. drop in sessions with organisations; • Involvement of Councils and Councillors covering the National Park; • Notify neighbourhood publications; • Arrange special features in local newspapers and local radio; • Publicise the role of Planning Aid (see below); • Engage with specific groups through social media platforms e.g. Facebook groups, Instagram polls; • Virtual consultations and online webinars.
Submission to Secretary of State	<ul style="list-style-type: none"> • Following submission we will notify all of our registered contacts, and anyone else who requests to be notified, where and when the submission documents can be viewed 	<ul style="list-style-type: none"> • None
<p>At this stage the Local Plan is 'examined' by the Planning Inspectorate on whether it is 'sound' and has met all of the legal requirements. During the examination the Inspector will hold a public examination. The Inspector and their Programme Officer are responsible for how the public examination is run.</p>		

Continued Table 1: Consultation for the Local Plan

Stage	What we will do	Additional Options we will consider
Public Examination	<p>At least six weeks before the examination starts we will:</p> <ul style="list-style-type: none"> • Publish on our website the date, time and place where the examination is to be held, as well as the name of the person carrying out the examination; • Notify anyone who has made a comment during the publication stage. 	<ul style="list-style-type: none"> • Publicise as a news item on our website or via other electronic or social media methods e.g. Twitter, Instagram and Facebook;
<p>The Inspector may suggest changes to the Local Plan and further consultation for a duration of six weeks is normally required at this stage and any representations will be considered by the Inspector and not the local planning authority.</p>		
Main modifications and additional consultations	<ul style="list-style-type: none"> • Consult for the period prescribed by the Inspector; • Make consultation documents available and accessible on our website; • Notify anyone who has made a comment during the publication stage; • Make consultation documents available from our principal office; 	<ul style="list-style-type: none"> • Longer consultation period; • Notify registered contacts and Town/Parish Councils and Parish Meetings; • Notify specific consultation bodies e.g. local authorities; • Notify the Lake District National Park Partnership; • Publicise as a news item on our website or via other electronic or social media methods e.g. Twitter, Instagram and Facebook; • Make paper copies of consultation documents available at prescribed locations (such as libraries and Information Centres).

<p>Publication of Inspector's recommendations</p>	<ul style="list-style-type: none"> • Publish the Inspector's recommendations and reasons on our website; • Make the Inspector's recommendations and reasons available at our principal office; • Give notice to anyone who requested to be notified of the publication of the recommendations that they are available. 	<ul style="list-style-type: none"> • Publicise as a news item on our website or via other electronic or social media methods e.g. Twitter and Facebook; • Notify registered contacts who have submitted representations.
<p>Adoption</p>	<ul style="list-style-type: none"> • Publish the document and make it available at our principal office and on our website; • Publish an adoption statement and other supporting documents and make it available at our principal office and on our website; • Send a copy of the adoption statement to anyone who has asked to be notified of the adoption; • Publicise as a news item on our website or via other electronic or social media methods e.g. Twitter and Facebook. 	<ul style="list-style-type: none"> • Notify registered contacts who have submitted representations; • Issue a press release.

Table 2: Consultation for Supplementary Planning Documents (SPDs), Statement of Community Involvement and other non-Local Plan documents

Stage	What we will do	Additional Options we will consider
Preparation Stage	<ul style="list-style-type: none"> • No specific requirements 	<ul style="list-style-type: none"> • Informal engagement with relevant stakeholders to agree the level of detail and identify key issues.
Draft	<ul style="list-style-type: none"> • Consult for a minimum of four weeks; • Notify appointed members of the National Park Authority; • Notify registered contacts and Town/Parish Councils and Parish Meetings; • Notify specific consultation bodies, relevant authorities, general consultation bodies, and the local policing body (as prescribed by Regulations); • Notify the Lake District National Park Partnership; • Make consultation documents available from our principle office; • Make consultation documents available in alternative formats on request; • Publicise and make consultation documents available and accessible on our website; • Publicise as a news item on our website or via other electronic or social media methods e.g. Twitter, Instagram and Facebook. 	<ul style="list-style-type: none"> • Longer consultation period; • Undertake further informal consultation stages; • Provide an online consultation tool for consultees and agents to make comments online; • Make paper copies of consultation documents available at prescribed locations (such as libraries and Information Centres); • Provide a covering letter or summary; • Issue a press release; • Provide an interactive online map; • Public exhibitions, or public meetings, or drop-in sessions aimed primarily at residents; • Engage with Local Area Committees and their support teams; • Engage with specific groups of the community as appropriate, e.g. drop in sessions with organisations; • Involvement of Councils and Councillors covering the National Park; • Notify neighbourhood publications; • Arrange special features in local newspapers and local radio; • Publicise the role of Planning Aid (see below); • Engage with specific groups through social media platforms e.g. Facebook groups, Instagram polls; • Virtual consultations and online webinars.

Continued Table 2: Consultation for Supplementary Planning Documents (SPDs), Statement of Community Involvement and other non-Local Plan documents

Stage	What we will do	Additional options we will consider
Adoption/ approval	<ul style="list-style-type: none"> • Consider the representations received through the consultation and make amendments necessary before adopting or approving; • Once adopted/approved publish the document and make it available at our principal office and on our website; • Once adopted/approved publish an adoption statement and other supporting documents and make it available at our principal office and on our website; • Send a copy of the adoption statement to anyone who has asked to be notified of the adoption. 	<ul style="list-style-type: none"> • Issue a press release; • Publicise as a news item on our website or via other electronic or social media methods e.g. Twitter, Instagram and Facebook.

Giving Feedback to Consultees

After each stage of consultation, a report summarising the consultation carried out, the comments received from consultees, and our proposed changes will be published and made available on our website.

Neighbourhood Plans

Neighbourhood Plans are prepared and led by Parish and Town Councils or neighbourhood forums (a 'qualifying body'), and when adopted become part of the Local Plan. During a Neighbourhood Plan's preparation and before submission to us the 'qualifying body' must publicise the draft Neighbourhood Plan for at least six weeks and consult any of the consultation bodies whose interests it considers may be affected by the draft plan or order proposal. The production of Neighbourhood Plans is governed by additional regulation and as such Neighbourhood Plan consultation does not fall within the remit of this Statement of Community Involvement. However, to assist Neighbourhood Plan Groups we will, if requested, provide a list of contact details for relevant organisations to assist when publicising Plans.

Ensuring Equality

People have different needs and some people may need more or different resources to have access to the same outcomes as others. This statement recognises that some people face additional barriers and constraints, and that we need to assist people to have the ability to become more involved if they choose to whilst recognising that people will not want to be involved and make different choices. We have a Public Sector Duty to pay due regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between different people when carrying out their activities.

We will:

- a) Seek to liaise with relevant colleagues at Councils covering the National Park on who to consult with. Particularly on the way we engage with individuals and groups who belong to a Community of Identity specifically identified as a protected characteristic by the Equality Act 2010.

The protected characteristics are:

- Age
- Disability
- Gender reassignment
Marriage and civil partnership
- Pregnancy and maternity
- Race
- Religion and belief
- Sex
- Sexual orientation

- b) Consider detailed matters such as the timing of the event, type of venue, and whether the venue feels safe and accessible for consultation events;
- c) Ensure that all local development documents are available for free inspection at our principal office and other specified public libraries and information centres where appropriate;
- d) Ensure compliance with the provisions of the Lake District National Park Joint Equality Scheme;
- e) Ensure documents produced for consultation will be in easy to read, clear print standards and available on request in a variety of formats and languages wherever practicable and reasonable.

Planning Aid

Planning Aid England offers planning advice and support to individuals and communities. It offers five main services and types of support:

- Free planning advice and guidance – website and advice line
- Bespoke support for eligible individuals and communities
- Outreach and capacity building
- Neighbourhood Planning
- Online resources and guides are available on the [RTPI Planning Aid webpage](#).

Contact the team

The address of our principal office is:

Lake District National Park Authority,
Oxenholme Road, Murley Moss,
Kendal,
LA9 7RL.

For enquiries about planning policy or local development documents please email localplan@lakedistrict.gov.uk, call 01539 724555, or visit the [Planning pages on the Lake District National Park website](#).

Community involvement and consultation – Development Management

In 2021 we received over 2000 planning related applications. We are committed to effectively engaging interested parties in the Development Management process, including applicants, neighbours, parish representatives, and statutory consultees.

Providing planning advice

We will provide a range of planning advice options, including making a duty planner available between 09:30-12:00 each working day to provide informal telephone advice.

Planning advice is available on the [getting planning advice page on the Lake District National Park website](#).

Where charges are payable for planning advice, we will make this clear on the [Planning pages of the Lake District National Park website](#).

We will encourage potential applicants to engage with neighbours and the local community before submitting an application (although we usually can't insist that engagement takes place).

Publicising Applications

Publicity requirements are set by law, and vary depending on the type of application. There are some application types where there are no publicity requirements, such as notice of intention and lawful development certificate applications.

We will publish a weekly list of all planning applications on the [Planning application search tool page on the Lake District National Park website](#).

All applications for planning permission and listed building consent will be publicised with at least one of the following:

- Site notice
- Press notice
- Neighbour notification letter

We will publicise all applications for planning permission and listed building consent by email or letter to the Town Council, Parish Councils or Parish Meeting for the parish that the site is in. Where a particular application may have more than local impacts, and we consider it appropriate or necessary to do so, we will consult neighbouring parish councils in addition to the immediate council.

We will consult statutory consultees (e.g. the Local Highway Authority) in accordance with our legal obligations.

All publicity and consultations will state the date by which when any representations should be made.

Comments on Applications

Anyone can comment on a current planning application. Comments must be made by email to planning@lakedistrict.gov.uk or in writing, and should include your contact details.

We will take account of written comments we receive, including those received outside the notification periods set out in our publicity, provided that we receive them before we make a decision on the application.

Making Decisions

We will operate a Scheme of Delegation to ensure that more significant and controversial applications are decided by our Development Control Committee. Other applications will be decided under delegated powers. We will publish the Scheme of Delegation on our website. To view the Scheme of Delegation, visit the [Scheme of Delegation Page on the Lake District National Park website](#).

Where an application is to be considered by the Development Control Committee, we will provide an opportunity for people to make verbal representations. We will publish our Policy for Public Speaking at Meetings on our website. To view the Public Attendance and Speaking at Committee Meetings policy, visit the [Speaking at Committee Meetings page on the Lake District National Park website](#).

Publicising Decisions

Once an application has been decided, we will publish the outcome and decision notice (where applicable) on our website. We will publish a weekly list of planning decisions on our website. To view the weekly list of planning decisions, visit the [weekly list page on the Lake District National Park website](#).

Publicising Planning Appeals

Planning Appeals are administered on behalf of the Secretary of State by the Planning Inspectorate. The Planning Inspectorate manages the appeal process, and an independent Inspector will decide the appeal. When an appeal is lodged, we will send notification letters to any person who made representations on the application on behalf of the Planning Inspectorate. If there is an opportunity to make further comments to the Planning Inspectorate we will state when those comments must be made by.

Ensuring Planning Compliance

We will publish our planning compliance, monitoring and enforcement policies on our website. To view the compliance, monitoring and enforcement policies, visit the [compliance and enforcement page on the Lake District National Park website](#). These policies will set out our approach to the investigation of alleged breaches of planning control, and (as appropriate) our customer service standards and targets for doing so.

Contact the team

You can contact us with enquiries about development management by phone, email or in person. Further information about how and when to contact us can be found on our website: [Getting planning advice: Lake District National Park](#)

The address of our principle office is:

Lake District National Park Authority,

Oxenholme Road, Murley Moss,

Kendal,

LA9 7RL.

Telephone: 01539 724555

Email: planning@lakedistrict.gov.uk

KESWICK TOWN COUNCIL

GENERAL FUND - ADMINISTRATION

1st April 2022 - 31st March 2023

Budget Summary as at 30 June 2022

1st Quarter

Expenditure:	AGREED Budget 22/23	Expenditure to 30.06.22	% of budget spent
Salaries, Nat ins & Pension & Pension Deficit	110339	26068	23.63
Payroll - Outsource Costs	330	77	23.33
Rent	7100	1775	25.00
Building Service Costs	5000	0	0.00
Repairs - Decorating/Carpets/Upgrades	500	0	0.00
Insurances	980	811	82.76
Subscriptions	964	805	83.51
Conferences/Training	850	85	10.00
Stationery	1000	374	37.40
Postage	350	92	26.29
Telephone & Internet (inc Zoom)	700	132	18.86
Photocopier	1788	297	16.61
Computer maintenance/support	2695	1382	51.28
Office Equipment	200	0	0.00
Staff Expenses	200	0	0.00
Ex Employee Pension	1440	0	0.00
Health and Safety	50	0	0.00
Website (Annual Fee)	240	124	51.67
Council Chamber/Meeting Expenditure	500	0	0.00
Telephone System - Maintenance Fee	200	0	0.00
Staff Recruitment Costs	200	0	0.00
Total Expenditure:	135626	32022	23.61

Income:	AGREED Budget 22/23	Income to 30.06.22	% of budget income
Photocopies	0	0	0.00
Council chamber rental	20	0	0.00
Total Income:	20	0	0.00

To be allocated:	135606	32022	23.61
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Allocation:	AGREED Budget 22/23	% of allocation to date
General Fund - (60%)	81364	19214
Hope Park - (20%)	27121	6404
Fitz Park - (20%)	27121	6404
	135606	32022

KESWICK TOWN COUNCIL

GENERAL FUND

1st April 2022 - 31st March 2023

Budget Summary as at 30 June 2022

1st Quarter

Expenditure:	AGREED Budget for 22/23	Expenditure to 30.06.22	% of Budget
General Administration	81364	19214	23.61
Grants to outside bodies	18000	16666	92.59
Christmas Lights	30300	240	0.79
Mayors Allowance	2000	1000	50.00
War memorial	1600	895	55.94
Townfield	1800	200	11.11
Open Spaces	1000	250	25.00
Fitz Park - Grant from KTC (deficit)	180267	90134	50.00
Communications & Neighbourhood Plan	500	0	0.00
Audit Fee/Accounts Preparation	1800	0	0.00
Contingency Sum	5000	0	0.00
Keswick Events (Inc. Scruffs)	16630	2603	15.65
Events Co-ordinator	0	0	0.00
Floral displays	500	20	4.00
Allotments Expenditure	600	146	24.33
Annual Parish Meeting (inc room hire & refreshments)	200	220	110.00
Advertising	375	0	0.00
Environment Agency Permit	0	0	0.00
CCTV Annual Maintenance Cost - Police	3000	0	0.00
CCTV Annual Maintenance Cost - Moot Hall KTC	200	0	0.00
TOTAL EXPENDITURE:	345136	131588	38.13

*Inc Notice of Casual
Vacancy*

Income:	AGREED Budget 22/23	Income to 30.06.22	% of Budget
Precept	307054	153527	50.00
Grant to Fitz Park - ABC	20000	20000	100.00
Bank/investment interest (inc War Memorial)	5	0	0.00
Walker Park rent	12267	14130	115.19
Allotments Income - Rent	600	350	58.33
Keswick Events Contributions (Inc. Scruffs)	5000	3077	61.54
Christmas Light Contribution	200	0	0.00
Townfield Interest	10	3	30.00
TOTAL INCOME:	345136	191087	55.37

KESWICK TOWN COUNCIL

21 JULY 2022

PEDESTRIAN CROSSING ON HIGH HILL BESIDE KESWICK SCHOOL

Keswick Town Council has regularly expressed its support for a pedestrian crossing on High Hill to get students safely across the road to the garage shop and bus stop. There have not been any pedestrian accidents at this location and we want to keep it this way.

At Cumbria County Council's September 2021 Allerdale Area Committee meeting a local resident and I presented a 1200 signature petition calling for a pedestrian crossing to be installed. We were told that officers would assess the situation, and report back to the Committee. We were also told later that County Highways accepts there is a problem at this location.

I have learned in the last couple of days that County Highways' view now is that a pedestrian crossing near to the bend is "engineeringly impossible". I have no further details so have emailed asking for details of these difficulties and, if they are really insurmountable, where a crossing could go. I hope to have further information by the time of our meeting.

The Council is now asked to resolve that the Clerk should write to County Highways emphasising that the crossing is of high importance to both ourselves and the community, confirming our strong support for the crossing, and asking that any engineering difficulties be resolved as quickly as possible.

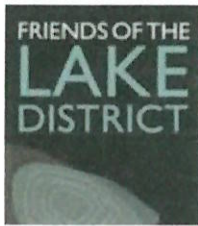
Cllr David Burn

13 July 2022

Many thanks

Lorayne Wall

Lorayne Woodend Wall MRTPI
Planning Officer



Friends of the Lake District

The only membership organisation dedicated to protecting and enhancing Lake District and Cumbrian landscapes

Friends of the Lake District, Murley Moss, Oxenholme Road, Kendal, LA9 7SS

Tel: 01539 720788 www.friendsofthelakedistrict.org.uk

Registered Charity Number 1100759, Company No 4878364

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Dear Parishes

This message is pertinent to those Parishes containing any Common Land and/or a designated town or village green. This can be checked using the relevant layers on [DEFRA's MAGiC mapping service](#) . You will need to select the 'Registered Common Land' and 'Village Greens' layers under the 'Access' heading. You may need to zoom out to see the town/village green notations.

Friends of the Lake District has a long-standing involvement with Common Land and town and village greens in Cumbria, which includes our lobbying and campaigning for their protection.

Although not a new issue, recent cases we have been involved in have increased our awareness that works are being carried out on Common Land (and town and village greens) without the proper consent or appropriate scrutiny. This includes cases where someone has secured planning consent for the works.

Sometimes people are aware that they need, and then obtain planning consent but do not realise that separate Common Land consent is also necessary. However, in other cases they are unaware, or simply press ahead knowing that there are weaknesses in the reporting and enforcement of Common Land breaches.

This issue is relevant across Cumbria, where we have one third of all the Common Land in the country, meaning its landscape, culture, character and heritage are all heavily influenced by it.

In the Lake District National Park there is the additional dimension of Common Land being one of the attributes of Outstanding Universal Value of the World Heritage Site. Common Land should have extra protection by virtue of the World Heritage Site being a heritage asset of international value.

It is therefore really important that where it is required, including where it is needed alongside planning consent, that Common Land consent is sought. This will help to ensure that the impacts on Common Land are given appropriate consideration. Failure to do this devalues Common Land, risks harm to and loss of Common Land and puts at risk the benefits and value it has for the landscape, our cultural heritage and for society.

We have considered what might help to improve this situation. Whilst legislative or procedural changes might be a longer-term answer, we'd like to explore some simpler but more immediate actions.

We would be grateful if those Parishes that contain any Common Land (or whose boundaries adjoin it), or a town or village green, would confirm whether or not they would be willing to support Friends of the Lake District in actions including:

- raising general awareness of the issue and why it's important to address it
- asking relevant local planning authorities to add an advisory note to relevant planning decision notices
- asking relevant local planning authorities to consider including references to Common Land in planning policies and guidance

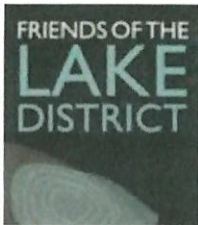
We are not seeking financial support but rather support through measures such as sharing our relevant social media posts, letting the relevant planning authority know that your Parish supports us and agreeing that we can confirm in communications on the topic (with pre-agreed messaging) that we have your backing.

I'd be grateful if you would let me know your initial thoughts and whether or not your Parish would be willing, in principle, to support us. We'd be more than happy to meet, either in person or via Zoom or Teams, to discuss this work; please do get in touch if you would like further information.

Yours sincerely,

Lorayne Wall

Lorayne Woodend Wall MRTPI
Planning Officer



Friends of the Lake District

The only membership organisation dedicated to protecting and enhancing Lake District and Cumbrian landscapes

Friends of the Lake District, Murley Moss, Oxenholme Road, Kendal, LA9 7SS

Tel. www.friendsofthelakedistrict.org.uk

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