



HOUSE OF LORDS

Built Environment Committee
House of Lords
Palace of Westminster
London, SW1A 0PW
Tel: 020 7219 3616
builtenvironment@parliament.uk

The Rt Hon Lucy Frazer KC MP
Department for Culture, Media and Sport
100 Parliament Street
London, SW1A 2BQ

5 May 2023

Dear Secretary of State,

Consultation on a registration scheme for short-term lets in England

The House of Lords Built Environment Committee was pleased to note that your current consultation on a registration scheme for short-term lets in England responded to many of the questions and recommendations of the committee.

Your consultation seeks further views on the high-level approach to the registration scheme alongside more detail on the practicalities. It is our view that **any registration scheme should be an option available for local authorities to introduce at their discretion** and those authorities should be supported to ensure they have the capacity and capability to deliver the scheme effectively. The proposed registration scheme could be especially useful for local authorities in areas with a high density of short-term lets but a mandatory national approach would be disproportionate given the low demand in some areas. Any scheme should ensure that property owners are not deterred from renting out spare rooms in their primary residence.

We agree with your concerns regarding a lack of authoritative data on the short-term let sector. Any registration scheme would need to provide local authorities and central government with access to timely data. This would support effective enforcement of the proposed scheme and allow for future policy development to be more evidence based. With this, there is a clear need for online platforms to provide more data to the relevant authorities about the listings on their sites.

The consultation notes that the evidence for the impact of regulatory changes on supply and costs of short-term and private rented housing is limited and mixed. Can you confirm that an impact assessment will be published alongside the final structure of the scheme and clarify what evaluation process will be put in place to assess its effectiveness?

Yours faithfully,

Lord Moylan
Chair, Built Environment Committee