

Summary Report

Interim report		Final report	x
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(Tick as appropriate)

1. Short-Term Let Area of Control

2. What will change as a result of this proposal?

Planning permission will be required for the change of use of a residential property to secondary letting within the control area.

3. Briefly describe public involvement in this proposal to date and planned

The proposal for a control area is in response to new statutory powers available to planning authorities. Choices for City Plan 2030 consultation sought views on carrying out a consultation on such a proposal. A draft proposal will be subject to public consultation using the Consultation Hub.

4. Is the proposal considered strategic under the [Fairer Scotland Duty](#)?

The relevance of the proposal has been assessed as high.

5. Date of IIA

12 July 2021

6. Who was present at the IIA? Identify facilitator, Lead Officer, report writer and any partnership representative present and main stakeholder (e.g. NHS, Council)

Name	Job Title	Date of IIA training
Lindsay Robertson	Senior Planning Officer (Lead Officer & Facilitator)	25 April 2018
Jackie McInnes	Senior Planning Officer	25 April 2018 3 May 2018 20 June 2018 5 September 2018 8 November 2018
Keith Miller	Senior Planning Officer	25 April 2018
Kevin Ryan	Team Manager	
Alex Laidler	Planning Officer	

7. Evidence available at the time of the IIA

Evidence	Available – detail source	Comments: what does the evidence tell you with regard to different groups who may be affected?
Data on populations in need	<ul style="list-style-type: none"> Short Term Lets Impacts on Communities, Scottish Government, October 2019. 	Impacts on affordability and availability of housing could affect those on lower incomes more.
Data on service uptake/access		N/A
Data on socio-economic disadvantage e.g. low income, low wealth, material deprivation, area deprivation.		
Data on equality outcomes		
Research/literature evidence	<ul style="list-style-type: none"> Report to Corporate Policy and Strategy Committee, 7 August 2018, Short-term Letting in Edinburgh Report to Planning Committee, 2 September 2020, Short-term Letting in Edinburgh Rettie and Co – Analysis of the Impact of the Edinburgh Short Term Rental Market– 16 July 2018 The City of Edinburgh Council’s Response to the Scottish Government’s Consultation on Short Term Lets 2019 Short Term Lets Impacts on Communities, Scottish Government, October 2019. HNDA2 	Impacts on affordability and availability of housing could affect those on lower incomes more.
Public/patient/client experience information	Short Term Lets Impacts on Communities, Scottish Government, October 2019.	No particular group affected.
Evidence of inclusive engagement of people	N/A	N/A

Evidence	Available – detail source	Comments: what does the evidence tell you with regard to different groups who may be affected?
who use the service and involvement findings		
Evidence of unmet need	N/A	N/A
Good practice guidelines	Planning Circular 1/2021	No particular group affected.
Carbon emissions generated/reduced data	N/A	N/A
Environmental data	N/A	N/A
Risk from cumulative impacts		No cumulative impacts identified.
Other (please specify)		
Additional evidence required		None

8. In summary, what impacts were identified and which groups will they affect?

Equality, Health and Wellbeing and Human Rights	Affected populations
<p>Positive Could improve residential amenity by reducing commercial uses.</p> <p>Could increase housing availability and may make housing more affordable.</p> <p>Requirement for planning permission could increase the demand for planning consultancy services from the business community.</p> <p>Would allow all groups to participate through the planning application process.</p>	<p>All residents</p> <p>Those vulnerable to falling into poverty</p> <p>Business Community</p> <p>All geographic communities. The prevalence of STLs is greatest in more urban areas and could affect urban communities</p>

<p>Negative Could impact on quality of housing if no longer generating income from STL use and lack of incentive for owner to maintain.</p> <p>Potential for a reduced number of STLs which could impact on the requirements for services.</p> <p>Requirement to engage in statutory planning system.</p>	<p>more, however rural semi-rural communities also experience impacts from STLs.</p> <p>All groups</p> <p>Business community</p> <p>People with low literacy</p>
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<p>Environment and Sustainability including climate change emissions and impacts</p> <p>Positive Could result in less air travel to Edinburgh.</p> <p>Could have positive effects on noise through planning application process</p> <p>Negative Could push STLs outwith the Council area and increase travel into the city. .</p>	<p>Affected populations</p> <p>All groups.</p> <p>All groups</p> <p>All groups</p>
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<p>Economic including socio-economic disadvantage</p> <p>Positive Could increase availability of housing and improve affordability.</p> <p>Through reduction in visitor numbers there may be potential for services to be more focussed on meeting needs of residents.</p> <p>Negative Could result in some people no longer able to rent out properties for short-term letting.</p>	<p>Affected populations</p> <p>Those on low income</p> <p>Those experiencing deprivation.</p> <p>All groups.</p>
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9. Is any part of this policy/ service to be carried out wholly or partly by contractors and if so how will equality, human rights including children’s rights, environmental and sustainability issues be addressed?

N/A

10. Consider how you will communicate information about this policy/ service change to children and young people and those affected by sensory impairment, speech impairment, low level literacy or numeracy, learning difficulties or English as a second language? Please provide a summary of the communications plan.

Choices for City Plan 2030 consultation set out the preferred option to consult on an area of control. The draft proposal will be communicated through the Council website, consultation hub and social media.

11. Is the policy likely to result in significant environmental effects, either positive or negative? If yes, it is likely that a [Strategic Environmental Assessment](#) (SEA) will be required and the impacts identified in the IIA should be included in this.

No

12. Additional Information and Evidence Required

If further evidence is required, please note how it will be gathered. If appropriate, mark this report as interim and submit updated final report once further evidence has been gathered.

None

13. Specific to this IIA only, what recommended actions have been, or will be, undertaken and by when? (these should be drawn from 7 – 11 above) Please complete:

No actions required.

Specific actions (as a result of the IIA which may include financial implications, mitigating actions and risks of cumulative impacts)	Who will take them forward (name and job title)	Deadline for progressing	Review date
Consultation on draft proposal	Lindsay Robertson	September 2021	April 2022
Planning Committee Report	Lindsay Robertson	August 11 2021	August 11 2021

14. Are there any negative impacts in section 8 for which there are no identified mitigating actions?

No

15. How will you monitor how this proposal affects different groups, including people with protected characteristics?

Should the proposal be implemented it will be open to review the designation at a future date. No formal monitoring is proposed.

16. Sign off by Head of Service/ NHS Project Lead

Name Peter Watton

A handwritten signature in black ink that reads "Peter Watton". The signature is written in a cursive style and is contained within a light grey rectangular box.

Date 14 July 2021

17. Publication

Completed and signed IIAs should be sent to strategyandbusinessplanning@edinburgh.gov.uk to be published on the IIA directory on the Council website www.edinburgh.gov.uk/impactassessments