

Rebecca Evans AS/MS
Cabinet Secretary for Economy, Energy and Planning
Ysgrifennydd y Cabinet dros yr Economi, Ynni a Chynllunio



Llywodraeth Cymru
Welsh Government

Eich cyf/Your ref P-06-1483
Ein cyf/Our ref RE/10340/24

Carolyn Thomas MS
Chair - Petitions Committee
Senedd Cymru
Cardiff Bay
Cardiff
CF99 1SN

19 November 2024

Dear Carolyn,

Thank you for your letter.

Our Programme for Government and our Co-operation Agreement with Plaid Cymru both set out our commitment to introduce a statutory licensing scheme for holiday lets as part of a package of measures to address the negative impact that high proportions of second homes and short-term holiday lets can have on communities. Despite the ending of the Co-operation Agreement, we remain committed to implementing regulation for visitor accommodation.

The Welsh Government recognises concerns about the impact that some short-term holiday lets can have on housing stock in communities and anecdotal evidence of inconsistent compliance with, or understanding of, legal requirements. We have already put measures in place to help local authorities manage the impact holiday lets and second homes can have in residential areas. These include the use of council tax premiums for second homes and empty homes, and the introduction of a new planning use class to distinguish between primary residences, second homes and holiday lets.

These amendments to planning legislation mean that a Local Planning Authority can introduce what is known as an Article 4 Direction to manage the use of housing as second homes and holiday lets, where they are concerned about the impact on their communities. After undertaking the necessary steps, the Article 4 Direction enables Local Planning Authorities to require property owners to obtain planning permission before changing the use of their properties into second homes or short-term holiday lets.

Local authorities are best placed to assess the local impact of new holiday lets in residential properties and consider what steps are needed to protect the interests of their communities. As a result, we are not proposing to include community or resident consultation as part of a national licensing process. Local authorities already have powers to introduce planning

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Rydym yn croesawu derbyn gohebiaeth yn Gymraeg. Byddwn yn ateb gohebiaeth a dderbynnir yn Gymraeg yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi.

We welcome receiving correspondence in Welsh. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.

controls to deal with these issues, particularly where there is significant local concern. Involving a national licensing authority to do the same thing would result in a less clear and effective process for residents and accommodation providers. Local authorities already have powers to support residents with noise complaints and general nuisance.

Instead, we are proposing that a national licensing scheme will build upon these measures and enable visitor accommodation providers to demonstrate they are meeting certain conditions before they can use their accommodation for visitors.

We want to show visitors to Wales that operators take their obligations seriously in providing safe visitor accommodation - standards that many in the sector will already be complying with.

Yours sincerely,

A handwritten signature in black ink that reads "Rebecca Evans". The signature is written in a cursive, flowing style.

Rebecca Evans AS/MS

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