



Scottish Green Party
19b Graham Street
Edinburgh
EH6 5QN

21st October 2026

Let's work together to fix Scotland's short-term let regulatory framework

To the Scottish Green Party,

It is fair to say that the Association of Scotland's Self-Caterers (ASSC) and the Scottish Greens haven't always seen eye to eye on how short-term lets are regulated. Nonetheless, what we can agree on is this: the regulatory framework for short-term lets, as it stands, is not fit for purpose.

We commend the recent work of the Scottish Greens and Living Rent on shining a light on this important issue (while we might still have a difference of opinion on the finer detail and terminology used). Many assume short-term lets were settled in previous parliaments, given that the regulatory discussion began nearly a decade ago, but that is far from the case.

However, we do not accept that there is a 'loophole' as has been widely trailed in the media in recent days. There are two distinct problems: licensed businesses facing uncertainty over what needs planning permission, and unlicensed operators avoiding the system altogether. The ASSC has repeatedly asked the Scottish Government to separate licensing from planning and to end the inconsistent way planning applications are decided.

Our sector wants to be regulated and is not asking for lighter rules, just fair, proportionate and workable ones. The overwhelming majority of short-term let operators want to act lawfully, obtain licences and respect licensing conditions around planning; yet those who have invested time and money in following the rules are being undercut by those in the black market who face no apparent consequences.

Our central message is simple: we need a system that supports compliance, tackles illegal trading, and gives the small number of remaining self-catering businesses in the capital city a future. Indeed, these are the very same businesses that have provided a vital source of alternative accommodation for decades that supports the cultural vibrancy of the Festival and Fringe for visitors and performers alike.

Of course, the ASSC fully supports councils and Police Scotland using their powers against those acting unlawfully; and we also want platforms to verify licence details and remove unlawful listings as quickly as possible. Nowhere is this clearer than in Edinburgh, where the current system is working for no one, whether visitors, self-caterers or communities. Overall, we need certainty, clarity and consistency: that means a dedicated planning category for self-catering through a new Use Class Order, enabling fair arrangements for established businesses and a practical route to compliance.

In that spirit, we would like to discuss how we can move this issue forward, build the consensus required and break the logjam between City of Edinburgh Council and the Scottish

Government. Businesses and communities have waited long enough for a proper fix and we would welcome a meeting at your earliest convenience to agree how to deliver one.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Fiona Campbell', is positioned above a faint, light-colored rectangular stamp or watermark.

Fiona Campbell MBE

Chief Executive, Association of Scotland's Self-Caterers