

64681 Short-Term Let licence decisions and appeals, January 2025–August 2026

Request for information regarding Short-Term Let (STL) licensing decisions and subsequent appeals in the City of Edinburgh following the end of the transitional period. Please provide the information below separately for: 1 January 2025 to 31 December 2025; and 1 January 2026 to 31 August 2026.

New STL licence applications Please provide:

- The number of new STL licence applications determined.
- The number granted.
- The number refused.
- The number withdrawn.
- Where readily available, please provide these figures broken down by STL type (secondary letting, home sharing, home letting, and home sharing and home letting).
- For applications refused, please provide the number of refusals broken down by the statutory ground and/or recorded reason for refusal.

This information can be found on the Council's public register of STL licence applications – found here - [Short term lets - public register – The City of Edinburgh Council](#)

STL licence renewal applications Please provide:

- The number of renewal applications determined.
- The number granted.
- The number refused.
- The number withdrawn.
- For renewal applications granted, please provide: The number of licences granted, broken down by the period for which the renewed licence was granted (for example, one year, two years, three years, or any other period used).

This information can be found on the Council's public register of STL licence applications – found here - [Short term lets - public register – The City of Edinburgh Council](#)

- A breakdown of any additional or non-standard conditions attached to renewed licences, including the number of renewed licences to which each condition was applied.

Any additional or non-standard conditions attached to renewed licences would be a matter for the Licensing Sub-Committee. Publicly available records of any decisions made in respect of STL licence applications for the periods quoted can be found here - [Browse meetings - Licensing Sub-Committee - Modern Council](#)

- For renewal applications refused, please provide the number of refusals broken down by the statutory ground and/or recorded reason for refusal.

This information is publicly available and can be found on the Council's public register of STL licence applications – found here - [Short term lets - public register – The City of Edinburgh Council](#)

Appeals against refusal For STL licence applications refused, please provide:

- The number of refusals which were appealed to the Sheriff Court.

2

- The number relating to new licence applications and the number relating to renewal applications, where this distinction is held.

0 new;

2 renewals

- The number of appeals withdrawn or abandoned.

0

- The number determined in favour of the Council.

1

- The number determined in favour of the applicant/operator.

0

- The number still outstanding at 31 December 2025 and 31 August 2026 respectively.

1

For each refusal which was appealed, please also provide, where held:

- The date on which the licence application was refused by the Council's Licensing Sub-Committee/Committee.

-

- 11/11/2025

- The date on which the appeal was lodged, or the Council was notified of it.

- 24/9/2025;

- 18/12/2025

- The date on which the appeal was first heard by the Sheriff Court.

- 4/11/2025;

- 29/1/2026

- The date on which the appeal was finally determined, where different.

- 13/3/2026 (date of Sheriff's judgment);

- ongoing

- The outcome of the appeal.

- appeal dismissed, expenses in favour of City of Edinburgh Council;

- ongoing

Appeals against refusal For STL licence applications refused, please provide:

- The number of refusals which were appealed to the Sheriff Court.

16

- The number relating to new licence applications and the number relating to renewal applications, where this distinction is held.

New - 0;

Renewals -16

- The number of appeals withdrawn or abandoned.

0

- The number determined in favour of the Council.

0 - all ongoing

- The number determined in favour of the applicant/operator.

0 - all ongoing

- The number still outstanding at 31 December 2025 and 31 August 2026 respectively.

As at 1 December - 1;

as at 31 August - 16

For each refusal which was appealed, please also provide, where held:

- The date on which the licence application was refused by the Council's Licensing Sub-Committee/Committee.

a – 3/3/26	b – 3/3/2026	c – 11/5/2026
d – 19/5/2026	e – 4/6/2026	f – 11/5/2026
g – 11/5/2026	h – 11/5/2026	l – 11/5/2026
j – 11/5/2026	k – 9/6/2026	l – 4/6/2026
m – 4/6/2026	n – 4/6/2026	o – 4/6/2026
p – 4/6/2026		

- The date on which the appeal was lodged, or the Council was notified of it.

a – 20/4/2026	b – 20/4/2026	c – 9/6/2026
d – 2/7/2026	e – 10/7/2026	f – 20/7/2026
g – 20/7/2026	h – 20/7/2026	i – 20/7/2026
j – 20/7/2026	k – 20/7/2026	l – 28/7/2026
m – 28/7/2026	n – 28/7/2026	o – 28/7/2026
p – 28/7/2026		

- The date on which the appeal was first heard by the Sheriff Court.

a – 9/6/2026	b – 9/6/2026	c – 21/7/2026
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d – 11/8/2026	e – 1/9/2026	f – none yet
g – none yet	h – none yet	i – none yet
j – none yet	k – 10/9/2026	l – 28/8/2026
m – 28/8.2026	n – 28/8/2026	o – 28/8/2026
p – 28/8/2026		

- The date on which the appeal was finally determined, where different.

none yet determined

- The outcome of the appeal.

none yet determined