

Economy Reg 19

Submitted by: Anonymous user

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Name/Organisation

Laurence Smith / Art Deco HouseUK

Email Address

[REDACTED]

1. What type of respondent are you?

Business, Landowners and Developers

2. What Economy policy you are commenting on

E9 - Short Term Let Holiday Accommodation

3. Does your comment relate to a specific paragraph(s)? if yes which paragraph does this relate to?

E8 High Quality Tourism

My wife and I own a high end short term let holiday property in Shanklin, we rent the property via various channels including AirBnB, VRBO, booking.com and some boutique travel agents. Our property is an iconic green roofed Art Deco Property and our target demographic is luxury, with many guests seeing the property as the destination. We can accommodate up to 16 people who book the whole property. We bring high spending people to the Isle of Wight.

Our concern is that the policy assumes all short let holiday properties remove housing opportunity from local people, and while that may be true for many properties, no distinction is made for large properties which are closer to hotels than residential homes. We do not believe our business has any negative impact on local housing needs. We believe that your generic approach that "Short Term Holiday Lets" are detrimental to the availability of housing for locals could have a negative impact to larger properties such as our own. There should be a cut off point that properties that can accommodate, for example 10 or more guests in a single dwelling, are not included.

In our 8 years of trading we have had a policy of "Island First" and all our renovation and maintenance work has always been given to loW suppliers, we have never brought anyone from the mainland for any work. We have spent in excess of £300K on renovations. Our property is very well known locally and we have sympathetically restored the property. There is no suggestion of any support for business owners that develop and enhance their offer to bring in more high spending loW guests to the overall benefit of the Island. We have invested nearly all our profits back into the business, but we would like to be greener and more energy efficient, but our own RoI on such investments mean we cannot achieve this.

4. In relation to the policy or paragraph you are commenting on, do you consider the Island Planning Strategy for submission to be legally compliant?

Yes

5. Please give details to support your answer to question 4

- **Yes_consistent_with_national_po**

6. In relation to the policy or paragraph you are commenting on, do you consider the Island Planning Strategy for submission to be sound?

Yes - consistent with national policy

7. If you answered no to question six is this because?

- **Not consistent with national policy**

8. What modifications do you think are needed to make the Island Planning Strategy legally compliant and/or sound?

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We have invested nearly all our profits back into the business, but we would like to be greener and more energy efficient, but our own RoI on such investments mean we cannot achieve this. It would be helpful if some support was available so we and others could strive towards the net zero goals.

9. Do you have any comments on the policies map?

None

11. Do you wish to request to appear at the hearing sessions that will take place?

No

12. Please outline why you would like to attend?

NA