

## Use of Private Rentals as Holiday Lets and Impact of this on Local Housing Need

In light of recent media scrutiny [Landlords evicting tenants for Airbnb and holiday lets, report finds | Airbnb | The Guardian](#) of the use of private rental properties as holiday lets (AirBnB and similar) and the impact of this on local housing need, please provide any available information on:

- 1) the extent of this practice in Belfast (by HNA area if possible).
- 2) the Housing Executive / Department for Communities' assessment of the impact of this practice on local housing need.
- 3) an overview of any effort to monitor of this issue by the Housing Executive or the Department for Communities.

The Housing Executive does not collect information on the use of private rentals as holiday lets (AirBnB or similar) or on the impact of this on local housing need. However, the Housing Executive is mindful of this area, particularly as the Housing Executive has a statutory obligation to assess housing need, and intends to examine the broader area of second homes, which includes short term lets.

Subject to budget availability, the Housing Executive has included a project examining second homes within its 2022/2023 research programme. While the detailed specification has yet to be finalised, in broad terms the research will aim to assess the extent of second homes in Northern Ireland and their effect on the housing market and the sustainability of local communities and services. For the purposes of this research project, second homes will be defined to include holiday homes and short term lets. This research will be important to help understand the impacts of second homes/AirBnB on local housing markets and its potential impact on local housing need.

Our Strategic Housing Market Analysis (SHMA) reports also contain information on second homes in housing market areas. The definition of second homes used in these reports includes short term lets (however, there is no differentiation made between second homes and AirBnBs). These reports are recently completed and are not all published yet, however, these will be available on the NIHE website in the near future (Belfast, and Derry and Strabane Reports are currently published on the NIHE website: [The Housing Executive - Housing market analysis \(nihe.gov.uk\)](#))