

LICENSING COMMITTEE INFORMATION SHEET
26 January 2024

Public Application

TYPE OF APPLICATION: SHORT TERM LET LICENCE APPLICATION
EXISTING HOST-SECONDARY LETTING

APPLICANT: RONGRONG ZHOU

PROPERTY MANAGER: RONGRONG ZHOU

ADDRESS: 7 JUTE STREET, ABERDEEN

INFORMATION NOTE

- Application Submitted 17/08/2023
- Determination Date 16/08/2024

This Short Term Let licence application is on the agenda of the Licensing Committee for the reason that 1 representation/objection was submitted to the Private Sector Housing Team.

If, after consideration of the representations/objections, the Committee is minded to grant the Short Term Let licence, it may do so under delegated powers since at the time of drafting this information note, the necessary upgrading works and certification have not been completed.

DESCRIPTION

The property at 7 Jute Street, Aberdeen, is the subject of this new Short Term Let licence application and its accommodation comprises 2 bedrooms, lounge/kitchen and bathroom. The applicant wishes to accommodate a maximum of 2 guests, which is acceptable in terms of space and layout. The location of the premises is shown on the plan attached as Appendix A.

CONSULTEES

- Police Scotland
- Scottish Fire & Rescue Service
- Aberdeen City Council's Planning Team
- A public Notice of Short Term Let Application was displayed outside the building, alerting the public to the licence application.

REPRESENTATIONS/OBJECTIONS

- Police Scotland – no objections
- Scottish Fire & Rescue Service – no objections
- Aberdeen City Council's Planning Team – no objections
- One objection email from Nicola James (Attached as Appendix B)

- Representation from Rongrong Zhou (Attached as Appendix C)

The objection was received within the statutory time period therefore the Council must consider.

COMMITTEE GUIDELINES/POLICY

All applications for Short Term Let licences are dealt with in accordance with the Scottish Government's document:

[Short term lets - licensing scheme part 2: supplementary guidance for licensing authorities, letting agencies and platforms](#)

GROUNDS FOR REFUSAL

This application is being dealt with under the provisions of '[Civic Government \(Scotland\) Act 1982 \(Licensing of Short Term Lets\) Order 2022](#)' (the 2022 Order)

Available [grounds of refusal](#) are as follows:

A licensing authority shall refuse an application to grant or renew a licence if, in their opinion—

(a)the applicant or, where the applicant is not a natural person, any director of it or partner in it or any other person responsible for its management, is either—

- (i)for the time being disqualified under section 7(6) of this Act, or
- (ii)not a fit and proper person to be the holder of the licence;

(b)the activity to which it relates would be managed by or carried on for the benefit of a person, other than the applicant, who would be refused the grant or renewal of such a licence if he made the application himself;

(c)where the licence applied for relates to an activity consisting of or including the use of premises or a vehicle or vessel, those premises are not or, as the case may be, that vehicle or vessel is not suitable or convenient for the conduct of the activity having regard to—

- (i)the location, character or condition of the premises or the character or condition of the vehicle or vessel;
- (ii)the nature and extent of the proposed activity;
- (iii)the kind of persons likely to be in the premises, vehicle or vessel;
- (iv)the possibility of undue public nuisance; or
- (v)public order or public safety; or

(d)there is other good reason for refusing the application;

OTHER CONSIDERATIONS

- Landlord Registration is not a requirement of Short Term Let licensing.
- The Council's Anti-Social Behaviour Investigation Team (ASBIT) has no record of any complaints in respect of 7 Jute Street, Aberdeen.
- There are no Granted Short Term Let licenses at Jute Street, Aberdeen.
- The property is currently unlicensed. However as the applicant was an existing operator before 01 October 2022, the property is currently operating as a Short Term Let until the Licence application is determined.

'A'



'B'

From: Nicola James [REDACTED]
Sent: Monday, September 18, 2023 9:11 PM
To: ShortTermLets <ShortTermLets@aberdeencity.gov.uk>
Subject: 7 Jute Street, Aberdeen, AB24 3ET

Good evening,

I am writing to object to the short term let application for the above address which i believes closes today, i assume at midnight.

The reason for my objection is the property is a one bedroom flat and not fit to house 4 people. If 4 people approached Aberdeen City Council Housing dept for somewhere to live, the housing dept would not house 4 individuals in such a small property. A one bedroom flat should house a single person or a couple in a recognised relationship. Even if the living room is converted to a bedroom, the owner is simply cramming people for money gain. There would be no privacy. No Living area, just sleeping quarters. Four individuals sharing cooking & bathroom facilities. To allow 4 individuals to live in a one bedroom, even on a short term let, should not be seen as acceptable in todays society.

Kindest regards

Nicola James
[REDACTED]

'C'

From: z lola [REDACTED]
Sent: Saturday, January 6, 2024 12:50 PM
To: ShortTermLets <ShortTermLets@aberdeencity.gov.uk>
Subject: Re: Short Term Let Licence Application - 7 Jute Street - Licensing Committee

Thanks [REDACTED]

1. From the letter of the objection, I understood that the reason for the objection was the property was a one-bedroom flat and not fit to house 4 people. I have to point out that the flat is a two-bedroom flat with a sizable living room and kitchen area. Each bedroom has a reasonable size and a double-bed. Please see attached the floor plan and some photos of the actual rooms in the flat. Our statistics of the previous bookings in the past year also show that over 80% of the total reservations were for one or two guests, and the rest for 3 to 4 guests, a family with children or a group of friends. We have very great guests' reviews - 9 out of 10 (Superb) on Booking.com and 4.92 out of 5 on Airbnb.com. Please also see attached some snapshots from the websites for your reference. We are just trying to say that we are not "simply cramming people for money gain" (quoted from the objection letter). We have been working hard all the time and we believe we've provided our guests with the great service & experiences when they visited our city. Please include these information into the report to the Committee.

[REDACTED]

Best regards,

Lola Zhou

Kitchen



Living room



Bedroom-1



Bedroom-2



Air B&B Reviews:



Anywhere Any week Add guests

Airbnb your home

2 Double bedrooms flat Aberdeen City, near Univer

Share Save



Entire apartment in Aberdeen City, United Kingdom

3 guests · 2 bedrooms · 2 beds · 1 bathroom



Guest favourite

One of the most loved homes on Airbnb, according to guests

4.92

12

Reviews

CHECK IN 25/01/2024	CHECKOUT 27/01/2024
GUESTS 1 guest	

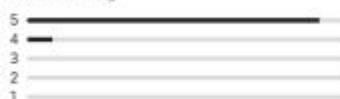
X

4.92

Guest favourite

One of the most loved homes on Airbnb based on ratings, reviews and reliability

Overall rating



Cleanliness	4.8
Accuracy	4.8
Check-in	4.8
Communication	5.0
Location	4.8
Value	4.8

12 reviews

Most recent

Search reviews



Viktor

7 months on Airbnb

★★★★★ October 2023

Good place to stay both for the long and short-term. Brand new furniture, clean and spacious rooms, and nice internet connection. Well equipped kitchen, it was a pleasure to cook there.

3 great grocery shops in 10 minute's walk.

10-minute walk to Aberdeen University, and 30 minutes to the beach promenade.



Lisbeth

Sandnes, Norway

★★★★★ August 2023

The host always responded quickly to messages and was really nice and accommodating. The apartment was clean and neat and the area was very nice with old Aberdeen nearby. Walking distance to bus, restaurants and pubs. Recommend

Translated from Norwegian. [Show original](#)



Sannah

Bury, United Kingdom

★★★★★ July 2023

Lovely place to stay and very central. A bit tiring for bringing stuff in and out during the stay as its on the 2nd floor, so lots of stairs! Great Host, Thank You



Haaris

Shenley Brook End, United Kingdom

Booking.com Reviews:

Booking.com GBP ? [List your property](#) [Register](#) [Sign in](#)

[Stays](#) [Flights](#) [Flight + Hotel](#) [Car rentals](#) [Attractions](#) [Airport taxis](#)

[Home](#) > [Hotels](#) > [All apartments](#) > [United Kingdom](#) > [Grampian](#) > [Aberdeen](#) > [2 DoubleBed Rooms Flat Aberdeen City, near University \(Apartment\) \(UK\) deals](#)

[We Price Match](#) [Overview](#) [Apartment info & price](#) [Facilities](#) [House rules](#) [Guest reviews \(40\)](#)

2 DoubleBed Rooms Flat Aberdeen City, near University [Reserve your apartment stay](#)

[We Price Match](#)

7 Jute Street, Aberdeen, AB24 3HD, United Kingdom – Excellent location - show map

Search
Destination/property name:
Check-in date:
Check-out date:
2 adults - 0 children - 1 room
 Entire homes & apartments
 I'm travelling for work
[Search](#)

Superb 9.0
40 reviews
Large rooms, wooden floors, light and airy, unusually well equipped, perfect location close to the university and the student towns, the beach and the city centre. The hosts
Angunn Norway
Free WiFi 10
[+14 photos](#)