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| Agenda Item | 16 |
| Report No | ECI/51/2021 |

HIGHLAND COUNCIL

Committee: **Economy and Infrastructure Committee**

Date: **2 December 2021**

Report Title: **Establishing a Short-Term Let Control Area for Ward 20:
Badenoch and Strathspey**

Report By: **Executive Chief Officer Infrastructure, Environment & Economy**

1 Purpose/Executive Summary

- 1.1 This report updates Members on new and emerging legislation to control and manage Short-term lets (STL) and, in line with the Council decision at its meeting of 9 September 2021, it provides further information to enable the Committee to decide how to address the impacts of STL within Ward 20 (Badenoch & Strathspey).
- 1.2 This report presents three options for the request to establish a Badenoch & Strathspey STL Control Area for Members to consider and agree, based on the best available data, prior to the Licensing Arrangements coming into force.
- 1.3 The anticipated benefits and risks associated with each option are explored in detail in the body of the report.

2 Recommendations

- 2.1 Members are asked to:-
 - i. note the new and emerging legislation to control and manage Short-term lets (STL);
 - ii. consider the potential implications STL already have on Highland communities, the Council, and its partners;
 - iii. consider the detailed information and evidence of the number of tourist accommodation units across Ward 20 (Badenoch & Strathspey) and agree one of the specified options;
 - iv. if Members are minded to proceed with the statutory process to establish a Control Area for Ward 20 (Option 3):-

- a. delegate authority to Officers to undertake the STL Control Area Consultation as summarised in **Appendix 2**; and
 - b. Following consultation as specified in a, bring back a further report to committee, summarising the feedback and outlining the final steps for the establishment of a Ward 20 STL Control Area for approval.
- v. Delegate authority to Officers to research and consider drafting 'non-statutory planning guidance' covering STL within a Control Area, final approval of which would be brought back to a later Committee.
- vi. Agree to ring fence a proportion of fees generated to resource the additional workload associated should option iv above be approved.

3 Implications

- 3.1 **Resource** – The work to gather the data within this report has itself been extensive and has involved a significant number of Officers across a variety of sections prioritising this work which is likely to have impacted on other work streams.
- 3.2 Should the progression of the Badenoch & Strathspey STL Control Area be agreed (see below) the statutory process, including advertisement and consultation would have to be met from existing Service budgets and by existing staff resource which would likely continue to impact on other work streams.
- 3.3 The recommendation above (v.) to research and consider drafting 'non-statutory planning guidance' covering STL, would also have to be met from existing Service budgets and by the existing staff resource, which would further impact on the services involved.
- 3.4 In the longer term, the ongoing need to consider and determine STL planning applications will have an ongoing pressure on performance, staffing and budgets. A proportion of the fees generated will need to be ring fenced to meet the resource needed to process these new applications.
- 3.5 **Legal** – The Council has the power under Section 26B of the Town & Control Planning (Scotland) Act 1997, as amended by the Planning (Scotland) Act 2019, to designate a STL Control Area.
- 3.6 **Community (Equality, Poverty and Rural)** – The aim of returning STL properties back into full-time residential units has the potential to increase the full-time rural population and increase housing supply which will support the equality of Highland rural areas. Conversely, the loss of tourist accommodation and the potential resultant loss of tourists, could have a negative impact on businesses and incomes within a Control Area.
- 3.7 **Climate Change / Carbon Clever** – The anticipated outcome of returning STL properties back into full-time residential units will, arguably, reduce the need to build additional housing to satisfy full-time occupancy demand, thus reducing the need to develop Highland finite land resource and use finite building materials, in pursuance of the Council Climate & Ecological Emergency declaration. However, it might necessitate the development of additional 'tourist accommodation' to compensate for the loss of STL being moved back into full-time housing.
- 3.8 **Risk** - The risks (and benefits) of controlling STL are explored as part of the body of this report.

3.9 **Gaelic** – No direct impacts.

4 Background and Context

- 4.1 In recent years the number of Short-term lets (STL) across Highland, Scotland and the UK have been growing in popularity, largely based on the success of websites such as 'Airbnb.com' and 'Booking.com', which allow private individuals as well as businesses to market properties for STL use relatively easily.
- 4.2 This growth, whilst bringing additional visitors (and therefore tourist spend) into an area has led to several well publicised national issues related to the loss of housing stock for purchase and long-term rent and is noted as being one of the reasons for rising prices in respect of both. These issues have already led to the Cairngorms National Park Authority increasing the percentage of affordable housing required within new developments in Aviemore to 45% of total housing units.
- 4.3 Additionally, national concern has been expressed that much of the STL market is unregulated and untaxed and as such the Scottish Government is bringing forward new legislation to manage and control STL.
- 4.4 This management and control legislation, using powers under the Civic Government (Scotland) Act 1982, will establish a licensing scheme for short-term lets. The content of the regulations is still under stakeholder consultation and therefore could be subject to change. However, the Scottish Government 'Programme for Government' states the regulations will be laid before Scottish Parliament before the end of the year.
- 4.5 These regulations, when enacted, as currently published, will require all STL to be licensed by 1 April 2024.
- 4.6 The current draft regulations outline a plan to phase in the new licensing requirements with Local Authorities being permitted to start accepting applications by 1 October 2022 and all existing operators to have applied for a licence by 1 April 2023 to meet the April 2024 deadline.
- 4.7 The Council's Licensing Team is currently working through the draft legislation to begin accepting licence applications by the required deadline. However, this work is at an early stage and at this point no date has been set for when the scheme will go live. Issues around the timetabling of commencement, staffing and costs associated with the licensing scheme will be duly reported to the Council Licensing Committee for their consideration and approval and are therefore out-with the scope of this report.
- 4.8 If established the licensing scheme will allow the Council to accurately record the number of STL operating within its area and ensure these premises meet certain nationally set standards.
- 4.9 In addition to the above licensing requirements, under Section 26B of the Town & Control Planning (Scotland) Act 1997, as amended by the Planning (Scotland) Act 2019 (the 1997 Act) the Scottish Government has given planning authorities the power to designate '...all or part of their area as one or more (short term let) control area...'.
4.10 The Town and Country Planning (Short-term Let Control Areas) (Scotland) Regulations 2021 came into force on the 1 April 2021. These Regulations provide the definition of a Short Term Let and set the requirements for designation of a STL Control Area. Planning Circular 01/2021: Short Term Let Control Areas was published by the

Scottish Government on 25 June 2021 and provides further guidance on establishing a STL Control Area.

- 4.11 For information, at the time of writing no Local Authority in Scotland has yet designated such an area, although Edinburgh City Council is well advanced in the statutory process and plan to have a STL Control Area across the whole of Edinburgh City Council area established by April 2022.
- 4.12 At present, planning permission is only required for the use of a property as a STL if a material change of use occurs – currently this is determined on a case-by-case basis and until recently there has been no definition of a STL. Emerging guidance and case law is clarifying the considerations required to be assessed, and include the change on local amenity, the impact on the character of a neighbourhood or area, considerations on public and private safety and the impact on immediate neighbours, taking into account the following:-
- (a) Guest arrivals and departures procedures;
 - (b) Particular impacts on other residents in flatted buildings;
 - (c) Likely frequency and intensity of noise or otherwise unsociable behaviour;
 - (d) Impact on public services and residents' amenity;
 - (e) Cumulative impact on the character and amenity of a neighbourhood; and
 - (f) Number of people the property can accommodate
- 4.13 The designation of a STL Control Area would simplify and clarify the planning status of *dwellinghouses*¹ used for secondary letting - defined as being where the owner/host does not reside at the property, and thus allow appropriate regulatory powers to balance the needs and concerns of the community with wider economic and tourist needs. Put simply, within a STL Control Area all *dwellinghouses* used for secondary letting will require planning permission to operate as a STL – including all current *dwellinghouses* being used as STL requiring retrospective planning permission.
- 4.14 However, if a *dwellinghouse* has been used for secondary letting in a consistent manner for more than 10 years and no planning permission has been granted in that time, it may be open for the owner to seek a Certificate of Lawfulness of Existing Use or Development to continue operating it as such.
- 4.15 The use of other buildings for STL, such as huts, caravans, bothies, residential annexes are generally accepted as not suitable for permanent full-time occupancy, would not be affected by the proposal to establish a control area but would still require a licence under that regime, when enacted. Most do and would still require planning approval under the current planning legislation regardless of the control area proposal.

¹ The definition of a *dwellinghouse* is explained in Planning Circular [10/2009: Planning Enforcement](#) and is defined as "*means, for these purposes, an independent dwelling (with its own front door, kitchen and bathroom) being accommodation which ordinarily affords the facilities required for day-to-day private domestic existence such as a house, flat, cottage*".

5 Planning Assessment Implications

- 5.1 The requirement for planning permission for a change of use of a *dwellinghouse* to a STL carries associated costs for the applicant and the Council.
- 5.2 Under the current proposals all short term lets will require to be registered by 1 April 2024. As is set out in section 6 below, in October 2021 there were estimated to be in excess of 560 short term lets in operation in Badenoch & Strathspey. With the introduction of a STL Control Area, these will all require planning permission to continue to operate. For the most recent financial year 2020/21 a total of 159 planning applications were determined by Highland Council for the Badenoch and Strathspey area. If the majority of existing STL within Badenoch and Strathspey seek to apply for planning permission within this narrow timeframe then this will have a significant impact on resources and performance without appropriate mitigation. This would have a threefold increase in workload for the Badenoch and Strathspey area and would represent a 20% increase in workload across Highland. As such a proportion of the fees generated will need to be ring fenced to meet the resource needed to process these new applications without detriment to existing service delivery.
- 5.3 In relation to the B&S Control Area proposal, as much of the area falls within the Cairngorm National Park (Refer to the Map in **Appendix 3**), the Cairngorms National Park Partnership Plan and their Local Development Plan 2021 contains the key policy considerations for determining STL planning applications within the CNPA boundary. Out with the CNPA area, the salient Highland Council policies are Policy 28 (Sustainable Design) & 44 (Tourist Accommodation) of the Highland-wide Local Development Plan (HwLDP), both of which predate the issues around STL.
- 5.4 Therefore, to provide a sound policy basis for considering and determining STL and specifically consideration if a tougher policy direction (related to over provision) is warranted within a Control Area it is recommended that 'non-statutory planning guidance' on STL is prepared.
- 5.5 This guidance would be prepared in consultation with Members, relevant stakeholders (including the CNPA) and the public and would be progressed in tandem with the progression of a B&S Control Area (if progressed – see below), in order to ensure the policy advice is agreed concurrently with the establishment of the Control Area.

6 Ward 20: Badenoch And Strathspey Short-Term Let Control Area

- 6.1 At the Council meeting on 9 September 2021 at the specific request of all Ward 20 Members it was unanimously agreed that the Council would pursue the establishment of a 'Short-term let Control Area' across Badenoch & Strathspey (B&S).
- 6.2 Planning [Circular 1/2021: Establishing A Short-Term Let Control Area](#) outlines the reasoning and process as to why a Planning Authority might want to establish a STL Control Area.
- 6.3 Para. 2.8 advises that a Control Area could be designated for one or more of the following policy objectives:-
- to help manage high concentrations of secondary letting (where it affects the availability of residential housing or the character of a neighbourhood);
 - to restrict or prevent short-term lets in places or types of building where it is not appropriate; or
 - to help local authorities ensure that homes are used to best effect in their areas.

- 6.4 Para. 2.9 notes that the assessment of the above will include reviewing the following indicators:-
- Changes to the look and feel of a neighbourhood, such as multiple key boxes on many buildings or structures or wheelie suitcase noise on streets and in stairwells.
 - Signs that local services are struggling, such as many instances of overflowing bins.
 - lack of affordable and appropriate housing for local residents, perhaps indicated by a high share of sale volumes to, and high prices paid by, non-residents.
 - a significantly higher level of complaints relevant to use of *dwellinghouses* as short-term lets from neighbours spread across a number of tenements or properties than in a comparable area, within or outside the planning authority area.
 - detrimental impact on local amenity, with some businesses, schools or other services that serve, and are reliant on, permanent residents closing or relocating.
- 6.5 Accordingly, Officers have been undertaking research into the various data the council currently holds to ascertain the impacts that tourist accommodation is having on the available housing stock across Badenoch & Strathspey. As this work has been undertaken prior to the enactment of the STL licensing regulations, which would create an accurate record of all STL within the Council area, it has proven to be time consuming exercise which has involved a number of Council functions working together, and the combination of data streams from varying dates and data not following the same classifications; therefore, the following data should not be considered to be entirely accurate or robust, instead it should be viewed as the best possible in the timeframe allowed, resources permitted and historical data captured.
- 6.6 Moreover, given the way the data is collected internally, the figures in the table below refer to the Badenoch & Strathspey Housing Market Area (HMA) rather than the Badenoch & Strathspey Ward itself. In this instance, this difference is not considered to be material given the close similarity between the two areas (Comparative Map in Appendix 3). For clarity, the B&S Control Area would follow the Ward 20 boundary and not the B&S HMA boundary.
- 6.7 To gather the following data, Officers have reviewed the Council Tax (CT) list for B&S for the last 5 years to establish a baseline of the total number and change of houses on the list over that period and then extracted the number of houses classed as 'Second Homes' for the same period. [Note. It is likely not all Second Homes on the CT list would be operated as STL, as some would be used for private use only].
- 6.8 Alongside this, a snapshot of the Non-Domestic Rate List (NDR) in each of the last 5 years – which assesses commercial property – was obtained and the total number of units classified as 'Self-Catering Units' (SCU) across the 5 years was extracted [Note. That not all of these SCU are likely to be '*dwellinghouses*', as some could be annexes associated with a primary residence and that the Assessor has a number of other classifications on the NDR which could also be classed as a *dwellinghouse*. However, without reviewing each and every entry in detail, it was determined that the SCU classification would give an indication of the minimum number of '*dwellinghouses*' lost to commercial units, rather than a definitive figure].
- 6.9 As summarised in the table below, the number of SCU from the NDR were added to the total number of houses from the CT list, to give an approximate total 'Housing Stock' across B&S HMA. The SCU and Second Homes figures were also combined,

which allowed for a percentage of 'Housing Stock' lost to the tourist market to be established.

- 6.10 This data is then shown against several other metrics, namely: House Completions, Housing Waiting Lists and School Rolls and retail units over the same period, to help establish / identify trends in the change of housing occupancy across B&S HMA and wider Highland area.
- 6.11 Finally, for interest and information purposes, the number of 'Unoccupied' and 'Long-term Empty Homes' from the CT list has been included in the table (CT Empty Homes) which shows a significant (36%) increase in this form of classification over the reporting period. At this stage, no investigation has been undertaken into the causes of this rise, but it is identified that a similar percentage rise in this category was experienced across the whole of the Highland area.

| Badenoch and Strathspey | 2021 | 2020 | 2019 | 2018 | 2017 | B&S HMA Change over Period | B&S HMA % Change over Period | Highland Wide Change over Period | Highland Wide % Change over Period |
|---|--------|--------|--------|--------|--------|----------------------------|------------------------------|----------------------------------|---|
| House Completions (2021 until 31st July) | 15 | 69 | 85 | 50 | 48 | 267 ↑ | 3.63% | 5067 ↑ | 4.32% |
| Council Housing Waiting List | 554 | 423 | 391 | 391 | 395 | 159 ↑ | 40.25% | 1663 ↑ | 31.97% |
| School Roll | 1619 | 1594 | 1626 | 1635 | 1665 | -46 ↓ | 2.51% | 21 | Less than 0.5% rise (between 2017-2020) |
| Shops (Incl. Supermarkets & Banks) | 171 | 173 | 173 | 173 | 171 | 0 | | Not calculated | Not calculated |
| CT Housing Stock | 7470 | 7452 | 7420 | 7394 | 7347 | 123 ↑ | 1.65% | 3491 ↑ | 2.98% |
| Occupied Homes | 6417 | 6416 | 6392 | 6392 | 6353 | 64 ↑ | 1.00% | 1718 ↑ | 2.24% |
| % Occupied Homes | 85.90% | 86.10% | 86.15% | 86.45% | 86.47% | | | | |
| CT Second Homes | 726 | 743 | 758 | 775 | 785 | -59 ↓ | -8.13% | -253 ↓ | -6.34% |
| % of Second Homes | 9.72% | 9.97% | 10.22% | 10.48% | 10.68% | | | | |
| CT Empty Stock (Unoccupied & Long Term Empty) | 327 | 293 | 270 | 227 | 209 | 118 ↑ | 36.09% | 1279 ↑ | 37.25% |
| % of Empty Stock (excl. 2nd Homes) | 4.38% | 3.93% | 3.64% | 3.07% | 2.84% | | | | |
| NDR SCU | 666 | 668 | 645 | 603 | 585 | 81 ↑ | 12.16% | 1412 ↑ | 37.91% |
| Potential Total Housing Stock (CT & NDR @ Oct 2021) | 8136 | 8120 | 8065 | 7997 | 7932 | 204 ↑ | 2.51% | 4443 ↑ | 3.66% |
| Total Second Homes & SCU | 1392 | 1411 | 1403 | 1378 | 1370 | 22 ↑ | 1.58% | 699 ↑ | 8.55% |
| % of Potential Housing Stock lost to Second Homes & SCU | 17.11% | 17.38% | 17.40% | 17.23% | 17.27% | | | | |
| STL Available Online in Oct 2021 (AirBnB & Booking.com) | 560 | | | | | | | | |

- 6.12 Based on the above data, it is identified that the number of second homes within the B&S HMA on the CT List has been reducing over the return period (-59); however, the number of SCU on the NDR has been rising (+81) [potentially plateaued in 2020-21]. One reason for this change might be improved identification of SCU by the Assessor, who have updated individual properties classification to improve revenue collection – NDR rates are higher than CT rates.
- 6.13 Another conclusion which can be drawn is that over the returning period, 267 houses have been built, but the CT Housing Stock (the number of houses available for occupancy) has only increased by 123 houses, thus 144 new houses are 'missing' from the total CT Housing stock number. A number of existing houses might have been demolished (no data obtained), but most likely is that a rising number of properties have been moved from the CT list and now appear as commercial properties in the NDR list, thus offsetting the new houses being built. In time, and with further resource it is likely that these properties could be identified.
- 6.14 In terms of the Council Housing Waiting List this has increased by 159 in the period, which equates to more than a 40% increase in the number of households waiting for a

house in the last 5 years. The rise in B&S HMA is significantly greater than the Highland average increase across all Housing Market Areas (+32%) and again this could be due to several reasons, not just a rise in tourist accommodation.

- 6.15 The School Roll data shows that the B&S HMA has suffered a 2.5% reduction in school numbers over the last 5 years, whilst the roll across the whole of the Highland area has remained static. This reduction in B&S HMA is probably again due to a variety of reasons, one of which could be the change of residential properties into tourist accommodation. [Note. The School Roll figures exclude any pupil(s) within the B&S School catchments going to one of Highland Special Schools].
- 6.16 The NDR entries for shops, supermarkets and banks within Badenoch & Strathspey for the five years was obtained (Note. again, the NDR has a number of other entries which might have a retail aspect, however for comparison purposes these were ignored and given the size and complexity of this data stream this data was only extracted for the B&S area). The data does show that the number of these classification of units is static across the reporting period.
- 6.17 Finally, looking at the potential Housing Stock being lost to tourist accommodation (CT Second Homes and NDR SCU) across the whole of the B&S HMA, it is noted that this figure has remain static across the reporting period, with just a 1.58% increase in this classification, which is significantly lower than the rise across the whole of the Highland area (+8.55%). Nevertheless, the data still demonstrates that over 17% of the potential housing stock is utilised for Second Homes and SCU. As noted above, not all these units will necessarily be used as STL.
- 6.18 As the data relates to the whole of the B&S HMA, rather than individual Settlement Development Areas (SDA), it is accepted that certain communities will have suffered a bigger change in housing tenure than others. Unfortunately, the data currently available and time allowed is insufficient to identify these locations in more detail.
- 6.19 Officers have also attempted to determine the number of STL available during October 2021, by extracting the number of STL listed on Airbnb.com & Booking.com [considered to be the two most popular STL sites]. Following refinements and data checking of the extracted list, it has been identified that in October there was approximately 560 STL available across Ward 20. However, given the very nature of the websites reviewed and the method of extraction, the number of STL fluctuates daily as 'hosts' add or remove their properties; corollary the total number should be considered as a 'snapshot' of STL available in Ward 20 in October rather than a definitive figure.
- 6.20 In addition, at this stage, the Council holds no historical data as to the number of STL available on these websites previously. Work is ongoing to identify if we can purchase this data from external sources to allow the review of trends across this data stream to be made.
- 6.21 Beyond the above data streams, the Council and Cairngorms National Park Authority Planning Enforcement Teams were contacted to ascertain if STL are causing residents to contact the Council/CNPA with regards to the use of *dwellinghouses* as STL. Records indicate that in the past 5 years a number of complaints (19) have been received and out of these, the majority have resulted in no formal planning enforcement being pursued. It should be noted however that complaints are also made to Police Scotland and the local evidence is that these can be significant.

6.22 With regards to house prices across the Badenoch and Strathspey HMA, the most recent data available (2018) from the [Scottish Government](#) shows house prices across B&S to be significantly higher than the rest of Highland and Scotland, in terms of:-

- (1) Mean house price (£224,213), which is £42,600 higher than the Highland Mean and £42,756 higher than the Scottish Mean; and
- (2) Median house price (£205,000) - £40,000 higher than the Highland Median and £52,500 higher than the Scottish Median.

6.23 Ward 20 Elected Members have also reported receiving a significant number of enquiries and complaints regarding the use of *dwellinghouses* as STL - one Member noted this number being more than 80 contacts in recent weeks, whilst another has provided copies of correspondence from a Ward 20 Community Council meeting expressing concern over the number of STL and copies of a mail drop seeking available residential properties for a local worker.

6.24 In conclusion, unfortunately the available data does not conclusively demonstrate the number of properties being utilised solely as STL and instead purely shows a consistently high, but static percentage of *dwellinghouses* being used for tourist accommodation. However, anecdotal local evidence does show concern being brought to Member's attention and as such, this report presents 3 options on how to proceed, namely:

6.25 **Option 1:**

Accept that based on the factual data available, there appears to be a relatively high percentage, but static number of STL across the B&S HMA. Agree that currently this number **does not** create undue amenity issues, unduly affect the housing supply or has a detrimental impact on local services and shops and **does not** warrant the establishment of a 'Control Area' across Ward 20 currently.

6.26 **Option 2:**

Await the enactment of the STL licensing arrangements to allow more accurate data on the number and spread of STL across Ward 20 (and the rest of the Highlands) to be compiled and in due course bring a further report based on this accurate data back to Committee to re-consider the need to establish a 'Control Area' within Ward 20 and/or elsewhere.

6.27 **Option 3:**

Accept that the high percentage of tourist accommodation units across the B&S HMA, based on both the factual data available and on local knowledge, **does** affect the housing supply & house prices, has a detrimental impact on local services, and can create amenity issues, all of which **does** warrant the establishment of a STL 'Control Area' across Ward 20.

6.28 All noted options have potential benefits and risks and the following table attempts to consider each potential benefit and risk. However, the list it is not considered to be exhaustive.

| 6.29 Option | Potential Benefit | Potential Risk |
|-------------|--|--|
| Option 1 | <ul style="list-style-type: none"> • Continue the strong promotion of tourism related developments. • Supports/continues the growth of tourist related businesses. | <ul style="list-style-type: none"> • Restricts housing supply. • Loss of residents from fragile communities / negative impact on rural services. |

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| | <ul style="list-style-type: none"> • Maintains high property values. | <ul style="list-style-type: none"> • Maintains high property values. |
| Option 2 | <ul style="list-style-type: none"> • Allows accurate data and assessments to be made on the number of STL across the area (legal certainty). • Maintains high property values, at least in the shorter term. | <ul style="list-style-type: none"> • Delays the support of rural housing and support of rural communities. • Maintains high property values, at least in the shorter term. |
| Option 3 | <ul style="list-style-type: none"> • Potential for residential properties used as STL being reverted to full-time home occupancy/ownership. • Affords greater protection to residential privacy, amenity, and reduction in disturbance. • Supports the re-population of fragile communities. • House prices reducing due to greater availability. | <ul style="list-style-type: none"> • Assessment of STL numbers and impacts based on incomplete information / data. • One of the first LA to enact untried legislation. • Could result in a rapid rise in former STL properties coming onto the housing market, thus driving down house prices across the whole market. • Restricting STL could impact on other 'tourist' related businesses due to lower tourist numbers (loss of trade to cafes, restaurants, venues etc). • Establishing a Control Area will increase the number of Planning Applications the Council has to determine, which could negatively impact on service and budgets. • Establishing a Control Area will add a financial burden (anticipated to be in excess of £2K) to each STL operator for each planning application. • It will require the consideration of suitable non-statutory planning guidance to be established to allow full and proper consideration of STL impacts. • Will require all existing STL to seek planning permission, which carries risks for the applicant (potential refusal). |

7 Next Steps

- 7.1 Should Members be minded to progress with the establishment of a Control Area (Option 3), Officers will prepare and undertake the 'notification and consultation' process as outlined in **Appendix 2**. With the consultation process commencing in early 2022 and running for a period of 6 weeks – this is longer than the 28 days specified in Circular 1/2021 but is in line with the Council Development Plan Participation Statement.

- 7.2 A report on the outcome of the consultation will be presented to Committee for Members consideration in mid-2022, with the view of progressing the establishment of a Ward 20 STL Control Area.
- 7.3 Additionally, if Members are also so minded, Officers will commence the research and drafting of 'non-statutory planning guidance' covering STL and specifically consider if a tougher policy direction (related to over provision) is warranted within all or part of a Control Area and how best to approach/control this aspect.
- 7.4 This non-statutory planning guidance would have to be prepared and agreed prior to the Control Area being designated to provide robust planning policy with which to consider and determine planning applications for STL within said area. This non-statutory planning guidance would be prepared in consultation with Members, relevant stakeholders (including the CNPA Planning Authority) and the public.
- 7.5 Again, the Draft Guidance and outcome of engagement would be presented to Committee for Members approval in 2022.

Designation: Executive Chief Officer Infrastructure, Environment & Economy

Date: 18 November 2021

Author: Scott Dalgarno, Development Plans Manager
David Mudie, Area Planning Manager
Dafydd Jones, Acting Head of Development Management

Background Papers: Appendix 1 Housing Market Area Detailed Data
Appendix 2 B&S Control Area Consultation & Adoption Timeline
Appendix 3 Ward 20 & Badenoch & Strathspey Housing Market Area Comparison Map

Appendix 1 - Badenoch & Strathspey Housing Market Area Detail Data

All HMAs Council Tax Non-Domestic Rates Comparison

| 2021 | Badenoch and Strathspey | Caithness | East Ross | Inverness | Lochaber | Mid Ross | Nairn | Ross and Cromarty West | Skye and Lochalsh | Sutherland | Grand Total |
|--|-------------------------|------------|------------|------------|------------|------------|------------|------------------------|-------------------|------------|-------------|
| <i>Self Catering on NDR list</i> | 666 | 193 | 153 | 952 | 760 | 155 | 117 | 538 | 1039 | 563 | 5136 |
| Empty Homes | 327 | 795 | 334 | 1202 | 375 | 377 | 195 | 298 | 345 | 465 | 4713 |
| Second Homes | 726 | 184 | 127 | 429 | 446 | 107 | 108 | 477 | 530 | 602 | 3736 |
| Ineffective | 1053 | 979 | 461 | 1631 | 821 | 484 | 303 | 775 | 875 | 1067 | 8449 |
| Total CTAX | 7470 | 13321 | 10613 | 40074 | 10381 | 11291 | 6387 | 5465 | 7509 | 8271 | 120782 |
| Total "Potentially Residential" (SC plus Ctax) | 8136 | 13514 | 10766 | 41026 | 11141 | 11446 | 6504 | 6003 | 8548 | 8834 | 125918 |

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| Proportion S/C | 8.2% | 1.4% | 1.4% | 2.3% | 6.8% | 1.4% | 1.8% | 9.0% | 12.2% | 6.4% | 4.1% |
| Proportion SC+Ineffective | 21.1% | 8.7% | 5.7% | 6.3% | 14.2% | 5.6% | 6.5% | 21.9% | 22.4% | 18.5% | 10.8% |
| Proportion SC+Second (Ignoring Empty Homes) | 17.8% | 3.0% | 2.7% | 3.5% | 11.2% | 2.4% | 3.6% | 17.8% | 19.1% | 13.9% | 7.3% |

| Row Labels | 2021 | Badenoch and Strathspey | Caitness | East Ross | Inverness | Lochaber | Mid Ross | Nairn | Ross and Cromarty West | Skye and Lochalsh | Sutherland | Grand Total |
|-------------------|--------|-------------------------|----------|-----------|-----------|----------|----------|--------|------------------------|-------------------|------------|-------------|
| 3 Unnoc | 106 | 417 | 139 | 519 | 120 | 164 | 85 | 96 | 119 | 180 | 1945 | |
| 5 Long Term Empty | 221 | 378 | 195 | 683 | 255 | 213 | 110 | 202 | 226 | 285 | 2768 | |
| 6 Second Homes | 726 | 184 | 127 | 429 | 446 | 107 | 108 | 477 | 530 | 602 | 3736 | |
| (blank) Other | 6417 | 12342 | 10152 | 38443 | 9560 | 10807 | 6084 | 4690 | 6634 | 7204 | 112333 | |
| Grand Total | 7470 | 13321 | 10613 | 40074 | 10381 | 11291 | 6387 | 5465 | 7509 | 8271 | 120782 | |
| 3+5 Empty Homes | 327 | 795 | 334 | 1202 | 375 | 377 | 195 | 298 | 345 | 465 | 4713 | |
| 6 Second Homes | 726 | 184 | 127 | 429 | 446 | 107 | 108 | 477 | 530 | 602 | 3736 | |
| 3+5+6 Ineffective | 1053 | 979 | 461 | 1631 | 821 | 484 | 303 | 775 | 875 | 1067 | 8449 | |
| Total | 7470 | 13321 | 10613 | 40074 | 10381 | 11291 | 6387 | 5465 | 7509 | 8271 | 120782 | |
| Empty Homes | 4.38% | 5.97% | 3.15% | 3.00% | 3.61% | 3.34% | 3.05% | 5.45% | 4.59% | 5.62% | 3.90% | |
| Second Homes | 9.72% | 1.38% | 1.20% | 1.07% | 4.30% | 0.95% | 1.69% | 8.73% | 7.06% | 7.28% | 3.09% | |
| Ineffective | 14.10% | 7.35% | 4.34% | 4.07% | 7.91% | 4.29% | 4.74% | 14.18% | 11.65% | 12.90% | 7.00% | |

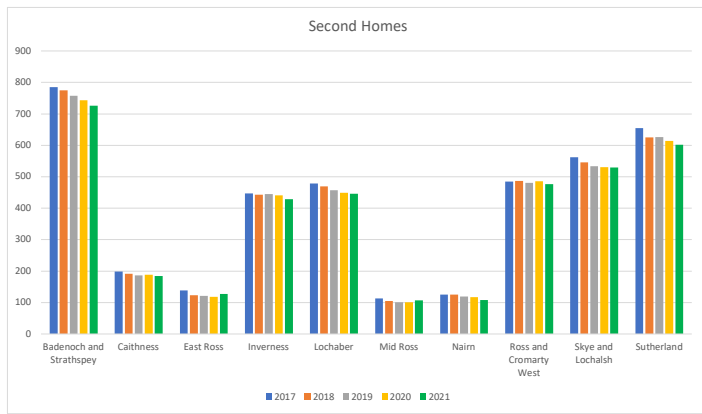
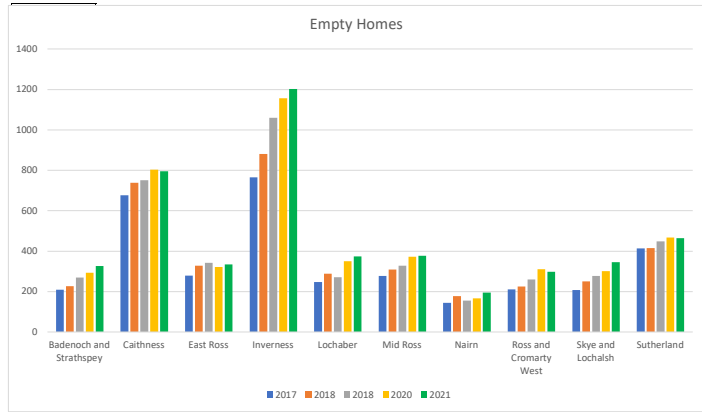
| 2020 | Badenoch | Caitness | East Ross | Inverness | Lochaber | Mid Ross | Nairn | Ross and | Skye and | Sutherland | Grand |
|--------------------|----------|----------|-----------|-----------|----------|----------|-------|----------|----------|------------|--------|
| 3 Unnoc | 100 | 452 | 137 | 497 | 127 | 165 | 72 | 101 | 111 | 186 | 1948 |
| 5 Long Term Empty | 193 | 352 | 185 | 659 | 223 | 207 | 94 | 210 | 190 | 282 | 2595 |
| 6 Second Homes | 743 | 189 | 118 | 441 | 449 | 101 | 117 | 486 | 531 | 614 | 3789 |
| (blank) Other | 6416 | 12304 | 10141 | 37983 | 9550 | 10715 | 6022 | 4647 | 6626 | 7182 | 111586 |
| Grand Total Points | 7452 | 13297 | 10581 | 39580 | 10349 | 11188 | 6305 | 5444 | 7458 | 8264 | 119918 |
| 3+5 Empty Homes | 293 | 804 | 322 | 1156 | 350 | 372 | 166 | 311 | 301 | 468 | 4543 |
| 6 Second Homes | 726 | 184 | 127 | 429 | 446 | 107 | 108 | 477 | 530 | 602 | 3736 |
| 3+5+6 Ineffective | 1019 | 988 | 449 | 1585 | 796 | 479 | 274 | 788 | 831 | 1070 | 8279 |
| Total | 7452 | 13297 | 10581 | 39580 | 10349 | 11188 | 6305 | 5444 | 7458 | 8264 | 119918 |
| Empty Homes | 3.93% | 6.05% | 3.04% | 2.92% | 3.38% | 3.32% | 2.63% | 5.71% | 4.04% | 5.66% | 3.79% |
| Second Homes | 9.74% | 1.38% | 1.20% | 1.08% | 4.31% | 0.96% | 1.71% | 8.76% | 7.11% | 7.28% | 3.12% |
| Ineffective | 13.67% | 7.43% | 4.24% | 4.00% | 7.69% | 4.28% | 4.35% | 14.47% | 11.14% | 12.95% | 6.90% |

| 2019 | Badenoch | Caitness | East Ross | Inverness | Lochaber | Mid Ross | Nairn | Ross and | Skye and | Sutherland | Grand |
|--------------------|----------|----------|-----------|-----------|----------|----------|-------|----------|----------|------------|--------|
| 3 Unnoc | 127 | 462 | 153 | 536 | 104 | 171 | 88 | 100 | 104 | 223 | 2068 |
| 5 Long Term Empty | 143 | 289 | 189 | 524 | 168 | 158 | 68 | 161 | 173 | 225 | 2098 |
| 6 Second Homes | 758 | 186 | 121 | 445 | 457 | 101 | 119 | 481 | 534 | 626 | 3828 |
| (blank) Other | 6392 | 12335 | 10074 | 37622 | 9533 | 10701 | 5993 | 4634 | 6599 | 7182 | 111060 |
| Grand Total Points | 7420 | 13272 | 10537 | 39127 | 10262 | 11131 | 6268 | 5376 | 7410 | 8256 | 119060 |
| 3+5 Empty Homes | 270 | 751 | 342 | 1060 | 272 | 329 | 156 | 261 | 277 | 448 | 4166 |
| 6 Second Homes | 758 | 186 | 121 | 445 | 457 | 101 | 119 | 481 | 534 | 626 | 3828 |
| 3+5+6 Ineffective | 1028 | 937 | 463 | 1505 | 729 | 430 | 275 | 742 | 811 | 1074 | 7994 |
| Total | 7420 | 13272 | 10537 | 39127 | 10262 | 11131 | 6268 | 5376 | 7410 | 8256 | 119060 |
| Empty Homes | 3.64% | 5.66% | 3.25% | 2.71% | 2.65% | 2.96% | 2.49% | 4.85% | 3.74% | 5.43% | 3.50% |
| Second Homes | 10.22% | 1.40% | 1.15% | 1.14% | 4.45% | 0.91% | 1.90% | 8.95% | 7.21% | 7.58% | 3.22% |
| Ineffective | 13.85% | 7.06% | 4.39% | 3.85% | 7.10% | 3.86% | 4.39% | 13.80% | 10.94% | 13.01% | 6.71% |

| 2018 | Badenoch | Caitness | East Ross | Inverness | Lochaber | Mid Ross | Nairn | Ross and | Skye and | Sutherland | Grand |
|--------------------|----------|----------|-----------|-----------|----------|----------|-------|----------|----------|------------|--------|
| 3 Unnoc | 99 | 464 | 160 | 478 | 119 | 176 | 96 | 92 | 109 | 196 | 1989 |
| 5 Empty | 128 | 275 | 169 | 403 | 170 | 134 | 82 | 133 | 141 | 220 | 1855 |
| 6 Second Homes | 775 | 192 | 123 | 443 | 470 | 105 | 125 | 487 | 546 | 625 | 3891 |
| (blank) Other | 6392 | 12309 | 10030 | 37314 | 9518 | 10504 | 5916 | 4648 | 6582 | 7169 | 110382 |
| Grand Total Points | 7394 | 13240 | 10482 | 38638 | 10277 | 10919 | 6208 | 5360 | 7378 | 8210 | 118117 |
| 3+5 Empty Homes | 227 | 739 | 329 | 881 | 289 | 310 | 178 | 225 | 250 | 416 | 3844 |
| 6 Second Homes | 775 | 192 | 123 | 443 | 470 | 105 | 125 | 487 | 546 | 625 | 3891 |
| 3+5+6 Ineffective | 1002 | 931 | 452 | 1324 | 759 | 415 | 303 | 712 | 796 | 1041 | 7735 |
| Total | 7394 | 13240 | 10482 | 38638 | 10277 | 10919 | 6219 | 5360 | 7378 | 8210 | 118117 |
| Empty Homes | 3.07% | 5.58% | 3.14% | 2.28% | 2.81% | 2.84% | 2.86% | 4.20% | 3.39% | 5.07% | 3.25% |
| Second Homes | 10.48% | 1.45% | 1.17% | 1.15% | 4.57% | 0.96% | 2.01% | 9.09% | 7.40% | 7.61% | 3.29% |
| Ineffective | 13.55% | 7.03% | 4.31% | 3.43% | 7.39% | 3.80% | 4.87% | 13.28% | 10.79% | 12.68% | 6.55% |

| 2017 | Badenoch | Caitness | East Ross | Inverness | Lochaber | Mid Ross | Nairn | Ross and | Skye and | Sutherland | Grand |
|--------------------|----------|----------|-----------|-----------|----------|----------|-------|----------|----------|------------|--------|
| 3 Unnoc | 111 | 444 | 143 | 444 | 109 | 154 | 80 | 97 | 97 | 217 | 1896 |
| 5 Empty | 98 | 233 | 137 | 321 | 139 | 123 | 65 | 114 | 111 | 197 | 1538 |
| 6 Second Homes | 785 | 199 | 139 | 447 | 479 | 113 | 125 | 485 | 562 | 655 | 3989 |
| (blank) Other | 6353 | 12332 | 9995 | 37104 | 9502 | 10360 | 5872 | 4640 | 6580 | 7130 | 109868 |
| Grand Total Points | 7347 | 13208 | 10414 | 38316 | 10229 | 10750 | 6142 | 5336 | 7350 | 8199 | 117291 |
| 3+5 Empty Homes | 209 | 677 | 280 | 765 | 248 | 277 | 145 | 211 | 208 | 414 | 3434 |
| 6 Second Homes | 785 | 199 | 139 | 447 | 479 | 113 | 125 | 485 | 562 | 655 | 3989 |
| 3+5+6 Ineffective | 994 | 876 | 419 | 1212 | 727 | 390 | 270 | 696 | 770 | 1069 | 7423 |
| Total | 7347 | 13208 | 10414 | 38316 | 10229 | 10750 | 6142 | 5336 | 7350 | 8199 | 117291 |
| Empty Homes | 2.84% | 5.13% | 2.69% | 2.00% | 2.42% | 2.58% | 2.36% | 3.95% | 2.83% | 5.05% | 2.93% |
| Second Homes | 10.68% | 1.51% | 1.33% | 1.17% | 4.68% | 1.05% | 2.04% | 9.09% | 7.65% | 7.99% | 3.40% |
| Ineffective | 13.53% | 6.63% | 4.02% | 3.16% | 7.11% | 3.63% | 4.40% | 13.04% | 10.48% | 13.04% | 6.33% |

| Empty Homes | Badenoch and Strathspey | Caitness | East Ross | Inverness | Lochaber | Mid Ross | Nairn | Ross and Cromar | Skye and Lochalsh | Sutherland | Grand Total |
|--------------|-------------------------|----------|-----------|-----------|----------|----------|-------|-----------------|-------------------|------------|-------------|
| 2017 | 209 | 677 | 280 | 765 | 248 | 277 | 145 | 211 | 208 | 414 | 3434 |
| 2018 | 227 | 739 | 329 | 881 | 289 | 310 | 178 | 225 | 250 | 416 | 3844 |
| 2019 | 270 | 751 | 342 | 1060 | 272 | 329 | 156 | 261 | 277 | 448 | 4166 |
| 2020 | 293 | 804 | 322 | 1156 | 350 | 372 | 166 | 311 | 301 | 468 | 4543 |
| 2021 | 327 | 795 | 334 | 1202 | 375 | 377 | 195 | 298 | 345 | 465 | 4713 |
| Second Homes | | | | | | | | | | | |
| 2017 | 785 | 199 | 139 | 447 | 479 | 113 | 125 | 485 | 562 | 655 | 3989 |
| 2018 | 775 | 192 | 123 | 443 | 470 | 105 | 125 | 487 | 546 | 625 | 3891 |
| 2019 | 758 | 186 | 121 | 445 | 457 | 101 | 119 | 481 | 534 | 626 | 3828 |
| 2020 | 743 | 189 | 118 | 441 | 449 | 101 | 117 | 486 | 531 | 614 | 3789 |
| 2021 | 726 | 184 | 127 | 429 | 446 | 107 | 108 | 477 | 530 | 602 | 3736 |



| Count of "Live" Self Catering Classified Properties from Assessor A2K System | | | | | | |
|--|------|------|------|------|------|------|
| HMA | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 |
| Badenoch and Strathspey | 521 | 585 | 603 | 645 | 668 | 666 |
| Caithness | 125 | 130 | 155 | 168 | 187 | 193 |
| East Ross | 109 | 114 | 121 | 128 | 139 | 153 |
| Inverness | 490 | 634 | 726 | 840 | 944 | 952 |
| Lochaber | 546 | 654 | 722 | 775 | 817 | 760 |
| Mid Ross | 115 | 138 | 147 | 157 | 157 | 155 |
| Nairn | 74 | 92 | 99 | 111 | 112 | 117 |
| Ross and Cromarty West | 529 | 530 | 539 | 552 | 563 | 538 |
| Skye and Lochalsh | 801 | 888 | 947 | 987 | 1050 | 1039 |
| Sutherland | 414 | 419 | 442 | 495 | 531 | 563 |
| Highland Council Area Total | 3724 | 4184 | 4501 | 4858 | 5168 | 5136 |

| Percentage of Highland Totals | | | | | | |
|-------------------------------|---------|--------|--------|--------|--------|--------|
| HMA | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 |
| Badenoch and Strathspey | 14.0% | 14.0% | 13.4% | 13.3% | 12.9% | 13.0% |
| Caithness | 3.4% | 3.1% | 3.4% | 3.5% | 3.6% | 3.8% |
| East Ross | 2.9% | 2.7% | 2.7% | 2.6% | 2.7% | 3.0% |
| Inverness | 13.2% | 15.2% | 16.1% | 17.3% | 18.3% | 18.5% |
| Lochaber | 14.7% | 15.6% | 16.0% | 16.0% | 15.8% | 14.8% |
| Mid Ross | 3.1% | 3.3% | 3.3% | 3.2% | 3.0% | 3.0% |
| Nairn | 2.0% | 2.2% | 2.2% | 2.3% | 2.2% | 2.3% |
| Ross and Cromarty West | 14.2% | 12.7% | 12.0% | 11.4% | 10.9% | 10.5% |
| Skye and Lochalsh | 21.5% | 21.2% | 21.0% | 20.3% | 20.3% | 20.2% |
| Sutherland | 11.1% | 10.0% | 9.8% | 10.2% | 10.3% | 11.0% |
| Highland Council Area Total | 100.00% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% |

| Change in count compared to 2016 Baseline | | | | | | |
|---|------|-------|-------|-------|-------|-------|
| HMA | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 |
| Badenoch and Strathspey | | 12.3% | 15.7% | 23.8% | 28.2% | 27.8% |
| Caithness | | 4.0% | 24.0% | 34.4% | 49.6% | 54.4% |
| East Ross | | 4.6% | 11.0% | 17.4% | 27.5% | 40.4% |
| Inverness | | 29.4% | 48.2% | 71.4% | 92.7% | 94.3% |
| Lochaber | | 19.8% | 32.2% | 41.9% | 49.6% | 39.2% |
| Mid Ross | | 20.0% | 27.8% | 36.5% | 36.5% | 34.8% |
| Nairn | | 24.3% | 33.8% | 50.0% | 51.4% | 58.1% |
| Ross and Cromarty West | | 0.2% | 1.9% | 4.3% | 6.4% | 1.7% |
| Skye and Lochalsh | | 10.9% | 18.2% | 23.2% | 31.1% | 29.7% |
| Sutherland | | 1.2% | 6.8% | 19.6% | 28.3% | 36.0% |
| Highland Council Area Total | | 12.4% | 20.9% | 30.5% | 38.8% | 37.9% |

| Name/Other Details | Settlement/ Location | Location Type | Property Type | Accommodation Type | Bedrooms | Guests |
|---|-------------------------|---------------|---------------|-----------------------|----------|--------|
| Feagour, Ardverikie, PH20 1BX | Ardverikie | | House | Residential Unit | 2 | 4 |
| 10 Watkinson Court, Aviemore, PH22 1UD | Aviemore | | House | Residential Unit | 4 | 10 |
| 101 Dalnabay | Aviemore | Residential | House | Residential Unit | 2 | 4 |
| 11 Peregrine Court, Aviemore, PA22 1UP | Aviemore | | House | Residential Unit | 2 | 5 |
| 116 Dalnabay Silverglades, Aviemore, PH22 1TA | Aviemore | | House | Residential Unit | 2 | 5 |
| 147 Dalnabay, Aviemore, PH22 1TD | Aviemore | | House | Residential Unit | 2 | 4 |
| 16 Corbett Place 27 Corbett Place Aviemore, PH22 1NZ | Aviemore | | House | Residential Unit | 2 | 4 |
| 167 Dalnabay Silverglades | Aviemore | Residential | House | Residential Unit | 2 | 4 |
| 17 Lockhart Place, Aviemore, PH22 1SW | Aviemore | | House | Residential Unit | 2 | 4 |
| 2 Carn Sleamhainn, Aviemore, PH22 1LG | Aviemore | | House | Residential Unit | 3 | 6 |
| 2 Collie Dugs | Aviemore | Residential | House | Residential Unit | 2 | 4 |
| 2 Dellmhor Cottages, 2 Ski Road Cottages Coylumbridge, Aviemore, PH22 1QH | Aviemore | | House | Residential Unit | 3 | 6 |
| 2 Morlich Court, Aviemore, PH22 1SL | Aviemore | Residential | House | Residential Unit | 2 | 4 |
| 20 Munro Place, Aviemore, PH22 1TE | Aviemore | | House | Residential Unit | 3 | 6 |
| 21 Craig Na Gower Avenue, Aviemore, PH22 1RW | Aviemore | | House | Residential Unit | 4 | 8 |
| 24 Munro Place, Aviemore, PH22 1TE | Aviemore | | House | Residential Unit | 3 | 6 |
| 27 Munro Place, Aviemore, PH22 1TE | Aviemore | | House | Residential Unit | 3 | 6 |
| 28 Allt Mor, Aviemore, PH22 1QQ | Aviemore | | House | Residential Unit | 3 | 6 |
| 3 Allt Mor Aviemore, PH22 | Aviemore | | House | Residential Unit | 3 | 6 |
| 3 Croftside, Aviemore, PH22 1QJ | Aviemore | | House | Residential Unit | 3 | 6 |
| 31 Caledonia Place, Old Meall Road, Aviemore, PH22 1NU | Aviemore | Residential | House | Residential Unit | 3 | 6 |
| 34 Seafield Place, Aviemore, PH22 1RZ | Aviemore | | House | Residential Unit | 3 | 6 |
| 39 Riverview Aviemore Holiday Park | Aviemore | Edge of town | chalet | Residential Unit | 2 | 4 |
| 4 Corbett Place | Aviemore | Residential | House | Residential Unit | 3 | 8 |
| 5 Ben Goolabin, Aviemore, PH22 1LB | Aviemore | | House | Residential Unit | 2 | 4 |
| 7 Grampian Road | Aviemore | Town Centre | Flat | Residential Unit | 2 | 6 |
| 7 Miltonside, Aviemore, PH22 1AA | Aviemore | | House | Residential Unit | 3 | 6 |
| 7 Patterson Place, Aviemore, PH22 1UL | Aviemore | | House | Residential Unit | 4 | 8 |
| 75 Thistle Doo Aviemore Holiday Park | Aviemore | Edge of town | chalet | Residential Unit | 2 | 4 |
| 79 Corrou Road, Aviemore, PH22 1SS | Aviemore | | House | Residential Unit | 2 | 6 |
| 8 Milton Side | Aviemore | Residential | House | Residential Unit | 2 | 4 |
| 82 Dalnabay, Aviemore, PH22 1RQ | Aviemore | | House | Residential Unit | 2 | 4 |
| 9 Milton Side, Aviemore, PH22 1AA | Aviemore | | House | Residential Unit | 3 | 6 |
| 9 Peregrine Court | Aviemore | Residential | Flat | Residential Unit | 2 | 6 |
| 95 Dalnabay, Aviemore, PH22 1RQ | Aviemore | | House | Residential Unit | 2 | 4 |
| Achadh nam Blath | Aviemore | Residential | Flat | Residential Unit | 2 | 4 |
| AFFRIC | Aviemore | Residential | Flat | Residential Unit | 2 | 4 |
| An Cabar | Aviemore | Residential | annexe | Residential Unit | 1 | 3 |
| Antler Corner | Aviemore | Residential | Flat | Residential Unit | 2 | 4 |
| Appin Lodge, 173 Dalnabay, Silverglades, Aviemore, PH22 1TD | Aviemore | Residential | House | Residential Unit | 2 | 4 |
| Ardlogie Bothy at Ardlogie Guest House | Aviemore | Town Centre | Annexe | Residential Unit | 1 | 2 |
| Ardlogie Holiday Home & Ski Chalet, Aviemore | Aviemore | Edge of town | chalet | Residential Unit | 3 | 6 |
| Ardlogie Ski/Holiday Lodge | Aviemore | Residential | House | Residential Unit | 2 | 6 |
| Aurora, Aviemore Holiday Park. | Aviemore | Edge of town | chalet | Residential Unit | 2 | 4 |
| Avalon Studio | Aviemore | Residential | annexe | Residential Unit | 1 | 2 |
| Aviemore Cottage | Aviemore | Residential | House | Residential Unit | 2 | 5 |
| Aviemore Glenlivet Lodge | Aviemore | Residential | House | Residential Unit | 3 | 6 |
| Aviemore Lodge | Aviemore | Residential | House | Residential Unit | 3 | 6 |

| Name/Other Details | Settlement/ Location | Location Type | Property Type | Accommodation Type | Bedrooms | Guests |
|---|-------------------------|----------------------|---------------|-----------------------|----------|--------|
| Badeonoch View | Aviemore | Residential | flat | Residential Unit | 2 | 4 |
| Benavon | Aviemore | Residential | Flat | Residential Unit | 2 | 5 |
| Birch Corner, Aviemore, PH22 1TZ | Aviemore | | House | Residential Unit | 4 | 8 |
| Birch Tree Cottage, Aviemore, PH22 | Aviemore | | House | Residential Unit | 2 | 5 |
| Birchlands, 13 Beinn Ghuilbinn, Aviemore, PH22 1LB | Aviemore | | House | Residential Unit | 3 | 6 |
| Blaeberry Cottage | Aviemore | Residential | House | Residential Unit | 2 | 4 |
| Braeriach, 10 Braeriach Court, Aviemore, PH22 1TL | Aviemore | Residential | House | Residential Unit | 3 | 8 |
| Burnside House, Aviemore, PH22 1UL | Aviemore | | House | Residential Unit | 3 | 6 |
| Bynack, Pine Bank Chalets, Dalfaber Road, Aviemore, PH22 1PX | Aviemore | Residential | Flat | Residential Unit | 2 | 4 |
| Cairn Cottage | Aviemore | Residential | House | Residential Unit | 3 | 6 |
| Cairn Lochan, 104 Dalnabay, Silverglades, Aviemore, PH22 1RQ | Aviemore | Residential | House | Residential Unit | 3 | 6 |
| Cairngorm Apartment One | Aviemore | Residential | Flat | Residential Unit | 2 | 4 |
| Cairngorm Apartment Three | Aviemore | Residential | Flat | Residential Unit | 2 | 4 |
| Cairngorm Apartment Two | Aviemore | Residential | Flat | Residential Unit | 2 | 5 |
| Cairngorm Cottage | Aviemore | Residential | House | Residential Unit | 3 | 6 |
| Cairngorm Highland Bungalows, 20 Dalnabay, Aviemore, PH22 1RE | Aviemore | | House | Residential Unit | 2 | 7 |
| Caledon, 8D Craig-Na-Gower Avenue, Aviemore, PH22 1RW | Aviemore | Residential | House | Residential Unit | 3 | 6 |
| Caledonia Bungalow | Aviemore | Residential | House | Residential Unit | 1 | 4 |
| Calluna Cottage | Aviemore | Residential | House | Residential Unit | 1 | 2 |
| Carn Avie House, 4 Carn Elrig View, Aviemore, PH22 1UL | Aviemore | Residential | House | Residential Unit | 3 | 6 |
| Carn Elrig | Aviemore | Edge of Town - Rural | chalet | Residential Unit | 3 | 6 |
| Carn Mhor Lodge, Patterson Place, High Burnside, Aviemore, PH22 1TZ | Aviemore | Residential | House | Residential Unit | 5 | 9 |
| Casa Blanca | Aviemore | Residential | House | Residential Unit | 3 | 7 |
| Chalet 57 Aviemore Holiday Park | Aviemore | Edge of town | chalet | Residential Unit | 3 | 6 |
| Coire Cas, Cairngorm Highland Bungalows, 20 Dalnabay, Aviemore, PH22 1RE | Aviemore | Residential | House | Residential Unit | 2 | 7 |
| Coire Lochan, Cairngorm Highland Bungalows, 20 Dalnabay, Aviemore, PH22 1RE | Aviemore | Residential | House | Residential Unit | 2 | 6 |
| Coire Mhor, Cairngorm Highland Bungalows, 20 Dalnabay, Aviemore, PH22 1RE | Aviemore | Residential | House | Residential Unit | 1 | 4 |
| Cosagach Cottage | Aviemore | Residential | house | Residential Unit | 3 | 6 |
| Coylumbridge Cottage Coylumbridge, Aviemore, PH22 1QU | Aviemore | | House | Residential Unit | 3 | 6 |
| Cragganmore Lodge | Aviemore | Edge of town | chalet | Residential Unit | 2 | 4 |
| Craigellach View | Aviemore | Residential | Annexe | Residential Unit | 1 | 2 |
| Craigellachie View | Aviemore | Residential | house | Residential Unit | 2 | 5 |
| Craigmore Lodge, 2 Dalfaber Park, Aviemore, PH22 1QF | Aviemore | Residential | house | Residential Unit | 5 | 14 |
| Creag Mhor, 34 Corbett Place | Aviemore | Residential | House | Residential Unit | 2 | 4 |
| Crombie Lodge | Aviemore | Residential | House | Residential Unit | 5 | 7 |
| Cruachan, Etteridge, PH20 1BE | Aviemore | Residential | House | Residential Unit | 3 | 6 |
| Dalfaber House | Aviemore | Residential | house | Residential Unit | 3 | 7 |
| Daviot Bheag, Aviemore, PH22 1SF | Aviemore | Residential | House | Residential Unit | 4 | 6 |
| Dellmhor 3 Ski Road Cottages, Aviemore, PH22 1QH | Aviemore | | House | Residential Unit | 3 | 6 |
| Eagle Lodge, 17 Patterson Road, Aviemore, PH22 1TN | Aviemore | Residential | House | Residential Unit | 4 | 8 |
| Elrig, Cairngorm Highland Bungalows, 20 Dalnabay, Aviemore, PH22 1RE | Aviemore | Residential | House | Residential Unit | 2 | 5 |
| Falcon Lodge, 10 Carn Dearg, Aviemore, PH22 1LQ | Aviemore | Residential | House | Residential Unit | 3 | 6 |
| Fir Tree Lodge | Aviemore | Edge of town | chalet | Residential Unit | 1 | 2 |
| Flat 7 The Seadings | Aviemore | Residential | flat | Residential Unit | 2 | 4 |
| Foinaven, Aviemore, PH22 1RF | Aviemore | | House | Residential Unit | 2 | 5 |
| Freedom Lodge | Aviemore | edge of town | chalet | Residential Unit | 3 | 6 |
| Gael Cham | Aviemore | Residential | Chalet | Residential Unit | 3 | 6 |
| Gardeners Cottages, Inshriach Gardens, Aviemore, PH22 1QS | Aviemore | Rural | house | Residential Unit | 2 | 4 |

| Name/Other Details | Settlement/ Location | Location Type | Property Type | Accommodation Type | Bedrooms | Guests |
|--|-------------------------|---------------|---------------|-----------------------|----------|--------|
| Gardeners Cottages, Inshriach Gardens, Aviemore, PH22 1QS | Aviemore | Rural | house | Residential Unit | 2 | 4 |
| Glen Apartment, Aviemore, PH22 1RN | Aviemore | | House | Residential Unit | 3 | 7 |
| Glencairn | Aviemore | Residential | House | Residential Unit | 4 | 13 |
| Glencanisp, Aviemore, PH22 1RT | Aviemore | | House | Residential Unit | 4 | 8 |
| Glenfiddich, 2 Dalnabay, Aviemore, PH22 1RE | Aviemore | Residential | House | Residential Unit | 2 | 6 |
| Glenpark | Aviemore | Residential | House | Residential Unit | 2 | 4 |
| Glenrothay, Aviemore, PH22 | Aviemore | Residential | House | Residential Unit | 2 | 4 |
| Grampian View Stay (CONVERTED GARAGE?) | Aviemore | Residential | Annexe | Residential Unit | 0 | 2 |
| Heiland Hame | Aviemore | Residential | House | Residential Unit | 2 | 5 |
| High Range Lodge (Apartment) | Aviemore | edge of town | Apartment | Residential Unit | 1 | 2 |
| Highland Hideaway | Aviemore | Residential | House | Residential Unit | 3 | 8 |
| Highland Tardis | Aviemore | Residential | House | Residential Unit | 4 | 8 |
| Hillside House, 33 Milton Park, Aviemore, PH22 1RR | Aviemore | | House | Residential Unit | 3 | 8 |
| Hillside Lodge, 33 Milton Park, Aviemore, PH22 1RR | Aviemore | Residential | Annexe | Residential Unit | 0 | 4 |
| Holly Lodge, Aviemore, PH22 1TD | Aviemore | | House | Residential Unit | 2 | 4 |
| Ingle-low | Aviemore | Residential | house | Residential Unit | 3 | 5 |
| Inshriach | Aviemore | Rural | house | Residential Unit | 10 | 16 |
| Iolaire | Aviemore | Residential | House | Residential Unit | 3 | 6 |
| Letterfearn | Aviemore | Residential | House | Residential Unit | 2 | 4 |
| Linden Lodge | Aviemore | Residential | House | Residential Unit | 3 | 6 |
| Lochan Mor Lodge | Aviemore | Residential | House | Residential Unit | 4 | 8 |
| Lochan Mor Lodge | Aviemore | Residential | House | Residential Unit | 4 | 8 |
| Locheil | Aviemore | Residential | House | Residential Unit | 2 | 4 |
| Loramore, Aviemore, PH22 1RL | Aviemore | Residential | House | Residential Unit | 5 | 10 |
| Lurchers Cabin | Aviemore | edge of town | chalet | Residential Unit | 2 | 4 |
| Lynwood, Cairngorm Highland Bungalows, 20 Dalnabay, Aviemore, PH22 1RE | Aviemore | Residential | House | Residential Unit | 4 | 8 |
| MacDonald Spey Valley SPV3 | Aviemore | Edge of town | Apartment | Residential Unit | 3 | 8 |
| MacDui,Cairngorm Highland Bungalows, 20 Dalnabay, Aviemore, PH22 1RE | Aviemore | Residential | House | Residential Unit | 2 | 6 |
| Milton Cottage | Aviemore | Rural | house | Residential Unit | 2 | 4 |
| Milton Park | Aviemore | Residential | House | Residential Unit | 3 | 5 |
| Modern Dalnabay Bungalow | Aviemore | Residential | House | Residential Unit | 1 | 2 |
| Mountain Breeze - Self Catering Holiday Cabin | Aviemore | Edge of town | chalet | Residential Unit | 2 | 4 |
| Mountian View No. 12 | Aviemore | Residential | House | Residential Unit | 2 | 4 |
| Munro Cottage | Aviemore | Residential | House | Residential Unit | 3 | 6 |
| No. 33 Aviemore | Aviemore | Residential | House | Residential Unit | 1 | 2 |
| No.66 Talisker Lodge, Aviemore | Aviemore | Edge of town | chalet | Residential Unit | 3 | 6 |
| Number 135 | Aviemore | Residential | House | Residential Unit | 2 | 4 |
| Number 54 | Aviemore | Residential | House | Residential Unit | 2 | 4 |
| Oakwood, Granish Park, Aviemore, PH22 1QD | Aviemore | Rural | House | Residential Unit | 4 | 8 |
| Pityoulish Barn | Aviemore | Rural | house | Residential Unit | 1 | 2 |
| Red Squirrel Apartment, Grampian Court | Aviemore | Residential | Flat | Residential Unit | 2 | 4 |
| Rendezvous @ 95 Dalnabay | Aviemore | Residential | House | Residential Unit | 2 | 4 |
| Riverbank Lodge | Aviemore | Edge of town | chalet | Residential Unit | 2 | 4 |
| Robins Nest | Aviemore | Residential | Flat | Residential Unit | 2 | 4 |
| Rowan Cottage, Avielochan, Aviemore, PH22 1QD | Aviemore | Residential | House | Residential Unit | 4 | 10 |
| Rowan Cottage, Aviemore, PH22 1QJ | Aviemore | | House | Residential Unit | 3 | 6 |
| Rowan Cottage, Aviemore, PH22 1QJ | Aviemore | Town Centre | house | Residential Unit | 4 | 6 |
| Scott's House | Aviemore | Residential | House | Residential Unit | 3 | 7 |

| Name/Other Details | Settlement/ Location | Location Type | Property Type | Accommodation Type | Bedrooms | Guests |
|--|-------------------------|----------------|---------------|-----------------------|----------|--------|
| The Owl House | Aviemore | Residential | House | Residential Unit | 3 | 6 |
| The Polchar | Aviemore | Rural | House | Residential Unit | 5 | 10 |
| The Retreat @ Strathspey House | Aviemore | Residential | Annexe | Residential Unit | 1 | 2 |
| The Shambles, Dalfaber Park 9, Aviemore, PH22 1QF | Aviemore | Residential | house | Residential Unit | 4 | 8 |
| The Steadings | Aviemore | Residential | House | Residential Unit | 3 | 6 |
| The View at No. 10 | Aviemore | Residential | Flat | Residential Unit | 2 | 4 |
| Thistledown Cottage | Aviemore | Residential | House | Residential Unit | 2 | 4 |
| Tieveragh, 11 Watkinson Court, Aviemore, PH22 1UD | Aviemore | | House | Residential Unit | 3 | 6 |
| Tigh Beag Mhor | Aviemore | Residential | house | Residential Unit | 2 | 4 |
| Tigh na Lochan, 5 Mitchell Road, Aviemore, PH22 1SH | Aviemore | Residential | House | Residential Unit | 3 | 7 |
| Uaine Cottage, Aviemore, PH22 1LF | Aviemore | | House | Residential Unit | 2 | 4 |
| Ventoux | Aviemore | Residential | Flat | Residential Unit | 2 | 5 |
| Wee Blondie's Ski Cottage | Aviemore | Residential | House | Residential Unit | 3 | 6 |
| Wee House | Aviemore | Residential | House | Residential Unit | 2 | 3 |
| Whakamahorahora | Aviemore | Residential | House | Residential Unit | 1 | 2 |
| White Corries, 12 Carn Sleamhainn, Aviemore, PH22 1LG | Aviemore | Residential | House | Residential Unit | 4 | 10 |
| White Heathers, Aviemore, PH22 1RF | Aviemore | | House | Residential Unit | 2 | 5 |
| Woodlands, 2 Carn Elrig View, Aviemore, PH22 1UL | Aviemore | Residential | House | Residential Unit | 3 | 6 |
| Woodside Retreat | Aviemore | Residential | House | Residential Unit | 3 | 6 |
| Zippity-Do-Da House (Cinema and Hot Tub) Aviemore | Aviemore | Rural | house | Residential Unit | 4 | 10 |
| | Aviemore | Residential | Annexe | Residential Unit | 1 | 2 |
| | Aviemore | Residential | Flat | Residential Unit | 1 | 2 |
| | Aviemore | Residential | chalet | Residential Unit | 2 | 4 |
| | Aviemore | edge of town | Flat | Residential Unit | 2 | 4 |
| | Aviemore | Residential | House | Residential Unit | 2 | 4 |
| | Aviemore | Residential | House | Residential Unit | 2 | 4 |
| | Aviemore | Residential | Flat | Residential Unit | 2 | 5 |
| | Aviemore | Residential | House | Residential Unit | 3 | 5 |
| | Aviemore | Residential | House | Residential Unit | 3 | 6 |
| | Aviemore | Residential | House | Residential Unit | 3 | 6 |
| | Aviemore | Residential | House | Residential Unit | 3 | 7 |
| | Aviemore | Residential | House | Residential Unit | 3 | 7 |
| | Aviemore | Residential | House | Residential Unit | 4 | 8 |
| Tigh an Each B&B | Balgowan | Rural | Pod | Residential Unit | 1 | 5 |
| Tigh Beag, Laggan, PH20 1BS | Balgowan | Rural | House | Residential Unit | 2 | 3 |
| 3 Osprey Drive, Boat of Garten , PH24 3AY | Boat of Garten | | House | Residential Unit | 3 | 6 |
| 81 Deshar Road, Boat of Garten, PH24 3BN | Boat of Garten | | House | Residential Unit | 2 | 4 |
| Aimie Lodge | Boat of Garten | Village Centre | Chalet | Residential Unit | 2 | 6 |
| Balblair Cottage | Boat of Garten | Residential | House | Residential Unit | 4 | 8 |
| Birchfield Lodge | Boat of Garten | Village Centre | Chalet | Residential Unit | 2 | 4 |
| Broomfield Bothy | Boat of Garten | Rural | House | Residential Unit | 2 | 4 |
| Cairn Toul Chalet | Boat of Garten | Village Centre | Chalet | Residential Unit | 2 | 6 |
| Cairncraig | Boat of Garten | Residential | house | Residential Unit | 2 | 4 |
| Coorie Cottage | Boat of Garten | Residential | House | Residential Unit | 2 | 4 |
| Coorie-In | Boat of Garten | Village Centre | Chalet | Residential Unit | 2 | 6 |
| Corrour Cottage | Boat of Garten | Residential | House | Residential Unit | 2 | 4 |
| Craigowrie View, Boat of Garten, PH24 | Boat of Garten | Rural | House | Residential Unit | 4 | 8 |
| Croftwood Cottage, Deshar Road, Boat of Garten, PH24 3BN | Boat of Garten | | House | Residential Unit | 2 | 4 |

| Name/Other Details | Settlement/ Location | Location Type | Property Type | Accommodation Type | Bedrooms | Guests |
|--|-------------------------|-------------------------------|---------------|-----------------------|----------|--------|
| Dayven Lodge | Boat of Garten | Village Centre | Chalet | Residential Unit | 3 | 6 |
| Deshar View | Boat of Garten | Residential | House | Residential Unit | 2 | 4 |
| Loch Cottage | Boat of Garten | Residential | House | Residential Unit | 1 | 2 |
| Mallachie Holiday Rental, Kinchurdy Road, Boat of Garten, PH24 3BP | Boat of Garten | Edge of village - Residential | House | Residential Unit | 4 | 8 |
| Mallard Cottage, Kinchurdy Road, Boat of Garten, PH24 3BP | Boat of Garten | Edge of village - Residential | House | Residential Unit | 3 | 6 |
| Meikle House - Kinveachy | Boat of Garten | Rural | House | Residential Unit | 5 | 9 |
| Millview, Boat of Garten, PH24 3BY | Boat of Garten | | House | Residential Unit | 3 | 6 |
| Red Squirrel Lodge, Kinchurdy Road, Boat of Garten, PH24 3B | Boat of Garten | Edge of village - Residential | House | Residential Unit | 3 | 8 |
| Skoglendi, Boat of Garten, PH24 3BF, | Boat of Garten | | House | Residential Unit | 2 | 4 |
| Sterlochy Lodge | Boat of Garten | Village Centre | Chalet | Residential Unit | 2 | 4 |
| Strathspey Cottage | Boat of Garten | Village Centre | House | Residential Unit | 4 | 6 |
| Sycamore Cottage | Boat of Garten | Rural | House | Residential Unit | 1 | 2 |
| The Boat House Chalet, Deshar Road, Boat of Garten, PH24 3BN | Boat of Garten | Village Centre | Chalet | Residential Unit | 2 | 6 |
| The Bothy | Boat of Garten | Village Centre | Chalet | Residential Unit | 2 | 6 |
| The Cairn, Boat of Garten, PH24 3BN | Boat of Garten | | House | Residential Unit | 2 | 3 |
| Tombae, Boat of Garten, PH24 3BY | Boat of Garten | | House | Residential Unit | 2 | 5 |
| Unnamed Flat | Boat of Garten | Village Centre | Apartment | Residential Unit | 1 | 2 |
| Unnamed Flat | Boat of Garten | Village Centre | Apartment | Residential Unit | 3 | 4 |
| Uper Corronich | Boat of Garten | Rural | House | Residential Unit | 3 | 6 |
| Wild Cat Lodge | Boat of Garten | Rural | Chalet | Residential Unit | 2 | 6 |
| Wildcat Lodge, Fairlawn Kinchurdy Road, Boat of Garten, PH24 3BP | Boat of Garten | Edge of village - Residential | Annexe | Residential Unit | 1 | 2 |
| Woodland Lodge, Boat of Garten, PH24 3BP | Boat of Garten | Edge of village - Residential | House | Residential Unit | 5 | 12 |
| Woodside | Boat of Garten | Residential | House | Residential Unit | 2 | 5 |
| | Boat of Garten | Rural | House | Residential Unit | 1 | 4 |
| | Boat of Garten | Village Centre | Chalet | Residential Unit | 2 | 4 |
| | Boat of Garten | Village Centre | Chalet | Residential Unit | 2 | 6 |
| | Boat of Garten | Village Centre | Chalet | Residential Unit | 2 | 6 |
| | Boat of Garten | Rural | House | Residential Unit | 2 | 6 |
| | Boat of Garten | Village Centre | House | Residential Unit | 3 | 5 |
| | Boat of Garten | Residential | House | Residential Unit | 3 | 5 |
| | Boat of Garten | Edge of village - Residential | House | Residential Unit | 3 | 8 |
| 1 Dalbuaick Farm Cottage Carrbridge, PH23 3NA | Carrbridge | | House | Residential Unit | 3 | 6 |
| 1 Dalbuaick Farm Cottage, Carrbridge, PH23 3NA | Carrbridge | | House | Residential Unit | 3 | 6 |
| Allt Beag, Carrbridge, PH23 3AX | Carrbridge | | House | Residential Unit | 4 | 9 |
| Baddengorm Lodge, Carrbridge, PH23 3AX | Carrbridge | | House | Residential Unit | 5 | 10 |
| Battanropie Lodge, Carrbridge, PH23 3AL, | Carrbridge | Edge of Village - Residential | House | Residential Unit | 3 | 6 |
| Birchside | Carrbridge | Edge of village - Residential | House | Residential Unit | 2 | 4 |
| Birchtree Cottage | Carrbridge | Edge of Village - Rural | House | Residential Unit | 4 | 8 |
| Braeval | Carrbridge | Edge of Village - Rural | Chalet | Residential Unit | 1 | 2 |
| Cairngorm View, Carrbridge, PH23 3AT, | Carrbridge | | House | Residential Unit | 2 | 4 |
| Ellan Woods | Carrbridge | Edge of village - Residential | Annexe | Residential Unit | 2 | 4 |
| Feith Mhor Lodge Station Road, Carrbridge, PH23 3AP, | Carrbridge | Edge of Village - Rural | House | Residential Unit | 6 | 11 |
| Lynroy Carrbridge, PH23 3AD | Carrbridge | | House | Residential Unit | 3 | 6 |
| Mo Chridhe, 3 Orchid Place, Carrbridge, PH23 3BF | Carrbridge | | House | Residential Unit | 3 | 6 |
| Mole Catcher's Cottage | Carrbridge | Edge of Village - Rural | House | Residential Unit | 2 | 4 |
| New Tulloch Scheme Opposite Landmark | Carrbridge | Edge of village - Residential | House | Residential Unit | 3 | 6 |
| Number Nine | Carrbridge | Edge of village - Residential | House | Residential Unit | 4 | 7 |
| Park Cottage | Carrbridge | Edge of Village - Residential | House | Residential Unit | 4 | 8 |

| Name/Other Details | Settlement/ Location | Location Type | Property Type | Accommodation Type | Bedrooms | Guests |
|--|-------------------------|-------------------------------|---------------|-----------------------|----------|--------|
| Ptarmigan Carrbridge, PH23 3ND | Carrbridge | | House | Residential Unit | 3 | 6 |
| Rowan Cottage Carrbridge, PH23, | Carrbridge | | House | Residential Unit | 3 | 8 |
| Smithy Croft | Carrbridge | Edge of village - Rural | House | Residential Unit | 3 | 10 |
| Springfield House | Carrbridge | Edge of village - Residential | House | Residential Unit | 3 | 6 |
| Strathspey Cottage, Main Street Carrbridge, PH23 3AA | Carrbridge | Edge of village - Residential | Apartment | Residential Unit | 1 | 2 |
| Tall Pines, Carrbridge, PH23, | Carrbridge | Village Centre | House | Residential Unit | 4 | 8 |
| The Cottage, 8 Bogroy, Carrbridge, PH23 3BX | Carrbridge | | House | Residential Unit | 4 | 8 |
| The Snug | Carrbridge | Edge of Village - Residential | House | Residential Unit | 2 | 6 |
| Tormore | Carrbridge | Edge of village - Rural | Chalet | Residential Unit | 3 | 6 |
| Torridon | Carrbridge | Edge of village - Residential | House | Residential Unit | 3 | 6 |
| West End Cottage Carrbridge, PH23 3A | Carrbridge | Edge of Village - Residential | House | Residential Unit | 2 | 4 |
| Turin Nurin Cottage, Clune, IV13 7AB | Clune | | House | Residential Unit | 2 | 4 |
| Cairn View, Aviemore, PH22 1QQ | Coylumbridge | Residential | house | Residential Unit | 3 | 6 |
| Camusmore House, Coylumbridge, Aviemore, PH22 1RD | Coylumbridge | edge of village - Rural | house | Residential Unit | 4 | 8 |
| Clunnie Mor, Aviemore, PH22 1QQ | Coylumbridge | Residential | house | Residential Unit | 3 | 6 |
| Coire Cas, Aviemore, PH22 1QQ | Coylumbridge | Residential | house | Residential Unit | 3 | 6 |
| Croftside House Aviemore, PH22 1QQ | Coylumbridge | Residential | House | Residential Unit | 4 | 9 |
| Drumbeg | Coylumbridge | edge of village - Rural | house | Residential Unit | 4 | 8 |
| Drumchork Cottage | Coylumbridge | edge of village - Rural | house | Residential Unit | 3 | 7 |
| 1 Craggan Cottages | Craggan | Rural | house | Residential Unit | 4 | 7 |
| Craggan Mill | Craggan | Rural | House | Residential Unit | 6 | 16 |
| Tiny House - Bunkhouse | Craggan | Rural | House | Residential Unit | 1 | 6 |
| Alcantara Auchroisk Place, Cromdale, PH26 3QF | Cromdale | Village Centre | House | Residential Unit | 4 | 10 |
| Corriemhor Beag Cromdale, PH26 3PF | Cromdale | | House | Residential Unit | 4 | 8 |
| Cromdale Station | Cromdale | Edge of village - Residential | House | Residential Unit | 3 | 6 |
| Knock Cottage, Cromdale, PH26 3PH | Cromdale | | House | Residential Unit | 3 | 6 |
| The Hazels | Cromdale | Edge of village - Residential | House | Residential Unit | 5 | 12 |
| Train Carriage | Cromdale | Edge of village - Residential | Train | Residential Unit | 2 | 4 |
| The Old Toll House | Dalwhinnie | Residential | house | Residential Unit | 3 | 6 |
| River View | Dalwhinnie | Residential | House | Residential Unit | 3 | 8 |
| Truibank, General Wade's Military Rd, Dalwhinnie, PH19 1AB | Dalwhinnie | Residential | house | Residential Unit | 3 | 5 |
| Two Station Cottages | Dalwhinnie | Residential | house | Residential Unit | 2 | 5 |
| | Dalwhinnie | Residential | House | Residential Unit | 4 | 11 |
| 3 Hide Away Lodge | Drumguish | Rural | house | Residential Unit | 4 | 8 |
| Painter's Cottage | Drumguish | Rural | House | Residential Unit | 1 | 2 |
| Wildcat Lodge | Drumguish | Rural | house | Residential Unit | 4 | 8 |
| | Drumguish | Rural | house | Residential Unit | 3 | 6 |
| Bridge View | Dulnain Bridge | Village Centre | Apartment | Residential Unit | 1 | 2 |
| The Cairngorm Cottage | Dulnain Bridge | Rural | House | Residential Unit | 3 | 6 |
| The Glenmore Lodge | Dulnain Bridge | Rural | House | Residential Unit | 2 | 4 |
| | Dulnain Bridge | Edge of village - Residential | house | Residential Unit | 3 | 6 |
| Easter Duthil Cottage Duthil, PH23 3ND | Duthil | | House | Residential Unit | 3 | 6 |
| Strathspey Lodge Duthil, PH23 3ND, | Duthil | | House | Residential Unit | 4 | 8 |
| Sunnyside House Duthil, PH23 3NB | Duthil | | House | Residential Unit | 3 | 8 |
| The Glebe Duthil, PH23 3ND, | Duthil | | House | Residential Unit | 5 | 9 |
| Wildcat Lodge, Etteridge, PH20 1BE | Etteridge | | Lodge | Residential Unit | 2 | 4 |
| Lagganlia Cottage | Feshiebridge | Rural | house | Residential Unit | 1 | 2 |
| | Feshiebridge | Rural | House | Residential Unit | 2 | 4 |

| Name/Other Details | Settlement/ Location | Location Type | Property Type | Accommodation Type | Bedrooms | Guests |
|--|-------------------------|---------------|------------------|-----------------------|----------|--------|
| | Feshiebridge | Rural | house | Residential Unit | 3 | 9 |
| Croftouse at the Roundhouse | Glentruim | Rural | house | Residential Unit | 3 | 8 |
| Cruachan | Glentruim | Rural | chalet | Residential Unit | 3 | 6 |
| Glentrium Lodge | Glentruim | Rural | house | Residential Unit | 8 | 12 |
| The Den, Etteridge, PH20 1BE | Glentruim | Rural | chalet | Residential Unit | 2 | 4 |
| 19 South Street Grantown on Spey, PH26 3HZ | Grantown | Residential | house | Residential Unit | 2 | 5 |
| 3 Granite Villa | Grantown | Residential | House | Residential Unit | 1 | 2 |
| Ardenbeg Bunkhouse | Grantown | Residential | Bunkhouse/Hostel | Residential Unit | 2 | 13 |
| Asgard House 12 dulicht court, Grantown on Spey, PH26 3AB | Grantown | Residential | house | Residential Unit | 3 | 5 |
| Avenue Cottage | Grantown | Town Centre | House | Residential Unit | 3 | 6 |
| Bruach Gorm Cottage Grantown on Spey, PH26 3JR | Grantown | | House | Residential Unit | 3 | 6 |
| Conifer Cottage | Grantown | Town Centre | House | Residential Unit | 2 | 4 |
| Copper Cottage | Grantown | Residential | house | Residential Unit | 1 | 2 |
| Coppice Cottage 44 Coppice Court, Grantown on Spey, PH26 3LF | Grantown | Residential | house | Residential Unit | 2 | 4 |
| Culreach Lodge Grantown on Spey, PH26 3NH | Grantown | | House | Residential Unit | 1 | 6 |
| Dallas Brae | Grantown | Residential | house | Residential Unit | 3 | 6 |
| Dalnahaven, Grantown-on-Spey PH26 3JJ | Grantown | | House | Residential Unit | 2 | 4 |
| Dolce Casa, Grantown-on-Spey PH26 5JN | Grantown | | House | Residential Unit | 4 | 8 |
| Drummond Cottage Grantown on Spey, PH26 3JR | Grantown | | House | Residential Unit | 4 | 7 |
| Dunstaffanage Cottage, Grantown on Spey, PH26 3JR | Grantown | | House | Residential Unit | 3 | 6 |
| Failte | Grantown | Residential | house | Residential Unit | 2 | 5 |
| Glenbeg Bunkhouse | Grantown | Rural | house | Residential Unit | 3 | 16 |
| Gordon Hall | Grantown | Residential | Apartment | Residential Unit | 1 | 2 |
| Hearthside | Grantown | Residential | house | Residential Unit | 6 | 12 |
| Inverallan House Grantown on Spey, PH26 3NS | Grantown | | House | Residential Unit | 7 | 15 |
| Reel House | Grantown | Town Centre | House | Residential Unit | 2 | 4 |
| Seafield Lodge Apartment 4 | Grantown | Residential | Apartment | Residential Unit | 2 | 4 |
| Spey Side BNB | Grantown | Town Centre | Apartment | Residential Unit | 3 | 5 |
| Speyside House | Grantown | Town Centre | Apartment | Residential Unit | 1 | 4 |
| Square View Flat | Grantown | Town Centre | Apartment | Residential Unit | 1 | 4 |
| Taigh Na Coille Cottage | Grantown | Rural | House | Residential Unit | 2 | 4 |
| The Cottage | Grantown | Town Centre | House | Residential Unit | 2 | 4 |
| The Grnary in the Square | Grantown | Town Centre | Apartment | Residential Unit | 3 | 5 |
| The Hideaway Grantown on Spey, PH26 3EW | Grantown | | House | Residential Unit | 2 | 4 |
| The Old Laundry, Grantown-on-Spey PH26 3PS | Grantown | | House | Residential Unit | 3 | 6 |
| The Spey Apartment | Grantown | Residential | Apartment | Residential Unit | 1 | 2 |
| West Gorton, Grantown on Spey, PH26 3NG | Grantown | | House | Residential Unit | 2 | 4 |
| | Grantown | Town Centre | Apartment | Residential Unit | 1 | 4 |
| | Grantown | Residential | house | Residential Unit | 2 | 4 |
| | Grantown | Town Centre | House | Residential Unit | 2 | 4 |
| | Grantown | Residential | house | Residential Unit | 2 | 5 |
| Kirkstone Lodge, Inveruglas, Insh, IV21 1NY | Insh | | House | Residential Unit | 3 | 8 |
| Little Birch Cabin | Insh | Rural | chalet | Residential Unit | 2 | 3 |
| Mountain View Lodge, Inveruglas, Insh, PH21 1NY | Insh | Rural | house | Residential Unit | 2 | 8 |
| Soillerie Beag | Insh | Rural | House | Residential Unit | 2 | 2 |
| Soillerie House, Insh, PH21 1NT | Insh | Rural | house | Residential Unit | 3 | 6 |
| The Old Log Shed | Insh | Rural | chalet | Residential Unit | 1 | 2 |
| The Old School | Insh | Rural | house | Residential Unit | 2 | 4 |

| Name/Other Details | Settlement/ Location | Location Type | Property Type | Accommodation Type | Bedrooms | Guests |
|---|-------------------------|----------------|---------------|-----------------------|----------|--------|
| Braewood, Invermoriston, IV2 6UP | invermoriston | | House | Residential Unit | 3 | 6 |
| Kintulloch, Insh, PH21 1NY | Inveruglas | Rural | House | Residential Unit | 2 | 4 |
| Balnacraig Lodge | Kincraig | Rural | House | Residential Unit | 4 | 9 |
| Croftcarnoch farmhouse | Kincraig | Rural | house | Residential Unit | 4 | 8 |
| Fern Villa | Kincraig | Residential | house | Residential Unit | 2 | 4 |
| First Floor Apartment, Old Stable House, Aviemore | Kincraig | Residential | Flat | Residential Unit | 1 | 4 |
| Ground Floor Apartment, Old Stable House, Aviemore | Kincraig | Residential | Flat | Residential Unit | 2 | 2 |
| Hillview Cottage | Kincraig | Rural | house | Residential Unit | 3 | 7 |
| Inshcraig, Kincraig, PH21 1NU | Kincraig | | House | Residential Unit | 3 | 6 |
| Islay | Kincraig | Rural | house | Residential Unit | 3 | 6 |
| Jura Cottage Meadowside Cottages, Kincraig, PH21 1LX | Kincraig | | House | Residential Unit | 3 | 6 |
| Kirkbeag | Kincraig | Rural | house | Residential Unit | 5 | 10 |
| Meadowside House Cottages Kincraig, Balavil, PH21 1LX | Kincraig | | House | Residential Unit | 1 | 2 |
| Meadowside House Cottages Kincraig, Balavil, PH21 1LX | Kincraig | | House | Residential Unit | 1 | 2 |
| Meadowside House Cottages Kincraig, Balavil, PH21 1LX | Kincraig | | House | Residential Unit | 1 | 4 |
| Meadowside House Cottages Kincraig, Balavil, PH21 1LX | Kincraig | | House | Residential Unit | 2 | 4 |
| Meadowside House Cottages Kincraig, Balavil, PH21 1LX | Kincraig | | House | Residential Unit | 2 | 4 |
| Meadowside House Cottages Kincraig, Balavil, PH21 1LX | Kincraig | | House | Residential Unit | 3 | 6 |
| Meadowside House Cottage, Kincraig, PH21 1LX | Kincraig | | House | Residential Unit | 3 | 6 |
| Morven | Kincraig | Residential | house | Residential Unit | 5 | 8 |
| Old Stable House Stone Barn Conversion | Kincraig | Rural | House | Residential Unit | 3 | 10 |
| Orkney Cottage | Kincraig | Rural | house | Residential Unit | 2 | 5 |
| Railway Cottage in Dalraddy | Kincraig | Rural | house | Residential Unit | 2 | 4 |
| Railway Cottage in Dalraddy | Kincraig | Rural | house | Residential Unit | 2 | 4 |
| Shetland Cottage, Meadowside House, Kincraig, PH21 1LX | Kincraig | | House | Residential Unit | 2 | 4 |
| Suidhe Crescent | Kincraig | Residential | house | Residential Unit | 3 | 8 |
| Suidhe Lodge | Kincraig | Village Centre | house | Residential Unit | 6 | 15 |
| | Kincraig | Residential | house | Residential Unit | 4 | 8 |
| | 45 Kingussie | Residential | house | Residential Unit | 2 | 4 |
| 50 High Street, Kingussie, PH21 1HZ | Kingussie | Town Centre | house | Residential Unit | 5 | 12 |
| 59 High Street, Kingussie, PH21 1HX | Kingussie | | House | Residential Unit | 3 | 6 |
| Acorn Cottage | Kingussie | Town Centre | house | Residential Unit | 2 | 4 |
| Ardvonie House, Ardvonie Road, Kingussie, PH21 1EZ | Kingussie | | House | Residential Unit | 2 | 3 |
| Aultmore Kingussie, PH21 1JD | Kingussie | | House | Residential Unit | 3 | 4 |
| Brucanich Cottage, Kingussie, PH21 1EY | Kingussie | | House | Residential Unit | 1 | 4 |
| Carrick House, Duke Street, Kingussie, PH21 1JG | Kingussie | | House | Residential Unit | 3 | 5 |
| Church View, Kingussie, PH21 1DQ | Kingussie | | House | Residential Unit | 2 | 4 |
| Craigroy | Kingussie | Residential | house | Residential Unit | | |
| Fáilte Bhlàth, 40a High Street | Kingussie | Town Centre | Flat | Residential Unit | 1 | 4 |
| Free Church Manse | Kingussie | Residential | house | Residential Unit | 3 | 6 |
| Glenfeshie Hostel, Glenfeshie Kingussie, Insh, PH21 1NH | Kingussie | | House | Residential Unit | 4 | 16 |
| Golden Eagle Lodge, Kingussie, PH21 1NG | Kingussie | | Lodge | Residential Unit | 3 | 8 |
| Hideaway Lodge, 3 Invertromie Steading, Invertromie Farm, Kingussie, PH21 1NS | Kingussie | | House | Residential Unit | 4 | 8 |
| Hillfoot, Kingussie, PH21 1NU | Kingussie | | House | Residential Unit | 2 | 5 |
| Hillside Balcony | Kingussie | Residential | House | Residential Unit | 3 | 6 |
| Hillside East, Kingussie, PH21 1JD | Kingussie | | House | Residential Unit | 2 | 4 |
| Kingussie Apartment, Kingussie, PH21 1HY | Kingussie | | House | Residential Unit | 2 | 4 |
| Langside, Kingussie, PH21 | Kingussie | | House | Residential Unit | 2 | 4 |

| Name/Other Details | Settlement/ Location | Location Type | Property Type | Accommodation Type | Bedrooms | Guests |
|---|-------------------------|-------------------------|---------------|-----------------------|----------|--------|
| Monaliadh | Kingussie | Residential | house | Residential Unit | 3 | 6 |
| Mountain Hare Apartment, Kingussie, PH21 1NG | Kingussie | | House | Residential Unit | 1 | 4 |
| Osprey Apartment, Kingussie, PH21 1NG | Kingussie | | House | Residential Unit | 1 | 2 |
| Osprey Lodge, Invertromie, Kingussie, PH21 1NS | Kingussie | Rural | house | Residential Unit | 4 | 8 |
| Otter Lodge, Kingussie, PH21 1NG | Kingussie | | House | Residential Unit | 3 | 8 |
| Red Deer Lodge, Kingussie, PH21 1NG | Kingussie | | Lodge | Residential Unit | 2 | 8 |
| Skye Cottage, Meadowside House Kincaig, near Kingussie, Kingussie, PH21 1LX | Kingussie | | House | Residential Unit | 2 | 4 |
| Sundowner cottage at Ruthven Steadings | Kingussie | Rural | House | Residential Unit | 2 | 4 |
| Sussex House | Kingussie | Residential | Flat | Residential Unit | 3 | 6 |
| Torbreck Chalet, Kingussie, PH21 1NX | Kingussie | | Lodge | Residential Unit | 1 | 2 |
| Wildcat Lodge, Kingussie, PH21 1NG | Kingussie | | Lodge | Residential Unit | 3 | 8 |
| | Kingussie | Residential | Flat | Residential Unit | 2 | 4 |
| | Kingussie | Town Centre | Flat | Residential Unit | 3 | 8 |
| Allt Bronach | Laggan | Rural | house | Residential Unit | 2 | 4 |
| Allt na Criche | Laggan | Rural | house | Residential Unit | 2 | 4 |
| Allt na Criche | Laggan | Rural | house | Residential Unit | 2 | 4 |
| Birch Cottage | Laggan | Rural | house | Residential Unit | 1 | 2 |
| Caoldair Lodge, Laggan, PH20 1BT | Laggan | Rural | chalet | Residential Unit | 5 | 16 |
| Catlodge Steading | Laggan | Rural | house | Residential Unit | 1 | 2 |
| Corriebhuie Cottage | Laggan | Rural | House | Residential Unit | 3 | 6 |
| Creag-na-Sanais, Laggan, PH20 1BT | Laggan | | House | Residential Unit | 2 | 4 |
| Distillery Cottage | Laggan | Rural | house | Residential Unit | 3 | 8 |
| Feagour Cottage | Laggan | Rural | house | Residential Unit | 2 | 4 |
| Feagour Lodge | Laggan | Rural | Chalet | Residential Unit | 1 | 2 |
| Gaskbeg-1, Laggan, PH20 1BS | Laggan | | House | Residential Unit | 2 | 4 |
| Gaskbeg-2, Laggan, PH20 1BS | Laggan | | House | Residential Unit | 2 | 4 |
| Gergask Cottage | Laggan | Rural | House | Residential Unit | 2 | 4 |
| Pipers Cottage | Laggan | Rural | house | Residential Unit | 2 | 4 |
| The Butler's Flat | Laggan | Rural | Lodge | Residential Unit | 2 | 5 |
| The Cabin | Laggan | Rural | Lodge | Residential Unit | 2 | 4 |
| The Drey | Laggan | Rural | House | Residential Unit | 3 | 6 |
| The Pavillion | Laggan | Rural | house | Residential Unit | 3 | 8 |
| The Old Boathouse Mains of Dalvey, PH26 3PN, | Mains of Dalvey | | House | Residential Unit | 3 | 8 |
| An Cala | Nethy Bridge | Residential | House | Residential Unit | 5 | 9 |
| Belle Rive Cottage | Nethy Bridge | Residential | house | Residential Unit | 2 | 4 |
| Bowlins | Nethy Bridge | Village Centre | House | Residential Unit | 2 | 6 |
| Braenedin | Nethy Bridge | Rural | House | Residential Unit | 6 | 8 |
| Chalet at Mondhuie | Nethy Bridge | Rural | Chalet | Residential Unit | 2 | 5 |
| Chalet D | Nethy Bridge | Rural | Chalet | Residential Unit | 3 | 6 |
| Culvardie Cottage | Nethy Bridge | Village Centre | House | Residential Unit | 3 | 6 |
| East Dell | Nethy Bridge | Rural | House | Residential Unit | 2 | 5 |
| Granite Cottage (subdivided house?) | Nethy Bridge | Village Centre | Apartment | Residential Unit | 3 | 6 |
| Half House | Nethy Bridge | Rural | House | Residential Unit | 3 | 6 |
| Hawthorn | Nethy Bridge | Residential | House | Residential Unit | 3 | 6 |
| Langrick, Dell Road, Nethy Bridge, PH25 3DG | Nethy Bridge | Rural | House | Residential Unit | 5 | 10 |
| Little Dell | Nethy Bridge | Rural | House | Residential Unit | 1 | 2 |
| Mountian Bear Lodge | Nethy Bridge | Edge of Village - Rural | House | Residential Unit | 6 | 14 |
| Muir Edge | Nethy Bridge | Edge of village - Rural | House | Residential Unit | 3 | 6 |

| Name/Other Details | Settlement/ Location | Location Type | Property Type | Accommodation Type | Bedrooms | Guests |
|---|-------------------------|-------------------------------|---------------|-----------------------|----------|--------|
| Osprey House | Nethy Bridge | Edge of Village - Residential | House | Residential Unit | 4 | 8 |
| Ptarmigan Lodge | Nethy Bridge | Residential | Chalet | Residential Unit | 4 | 10 |
| Sandaig Holiday Home | Nethy Bridge | Edge of Village - Rural | House | Residential Unit | 4 | 8 |
| South Dell | Nethy Bridge | Rural | House | Residential Unit | 3 | 6 |
| Squirrels Tale Cottage, Nethy Bridge, PH26 3LX | Nethy Bridge | Rural | House | Residential Unit | 3 | 5 |
| Taigh M'Athair | Nethy Bridge | Residential | house | Residential Unit | 2 | 4 |
| The Bothy | Nethy Bridge | Edge of village - Rural | House | Residential Unit | 1 | 3 |
| The Maltings | Nethy Bridge | Rural | House | Residential Unit | 4 | 8 |
| West Dell | Nethy Bridge | Rural | House | Residential Unit | 3 | 7 |
| | Nethy Bridge | Edge of Village - Residential | House | Residential Unit | 1 | 2 |
| | Nethy Bridge | Edge of Village - Residential | House | Residential Unit | 2 | 3 |
| | Nethy Bridge | Village Centre | House | Residential Unit | 2 | 4 |
| 10 Monarch Country Apartment, Newtonmore, PH20 1DD | Newtonmore | | Flat | Residential Unit | 1 | 4 |
| Alvey House, Newtonmore, PH20 1AT | Newtonmore | | House | Residential Unit | 9 | 19 |
| An Torr, Newtonmore, PH20 1BW | Newtonmore | | House | Residential Unit | 5 | 12 |
| Baltinna West Lodge | Newtonmore | Residential | house | Residential Unit | 1 | 2 |
| Biallid House | Newtonmore | Residential | house | Residential Unit | 7 | 15 |
| Bruich Cottage, Church Terrace, Newtonmore, PH20 1DT | Newtonmore | Residential | house | Residential Unit | 2 | 4 |
| Camán House (1 of 2 apartments) | Newtonmore | Town Centre | flat | Residential Unit | 2 | 4 |
| Craigerne, Newtonmore, PH20 1AT | Newtonmore | | House | Residential Unit | 3 | 6 |
| Dail Na Seilg, Newtonmore, PH20 1BW | Newtonmore | | House | Residential Unit | 4 | 8 |
| Dervaig, Church Terrace, Newtonmore, PH20 1DT | Newtonmore | | House | Residential Unit | 3 | 6 |
| Dullatur, Golf Course Road, Newtonmore, PH20 1AT | Newtonmore | Residential | house | Residential Unit | 3 | 6 |
| Dunruadh, Newtonmore, PH20 1DA | Newtonmore | Town Centre | house | Residential Unit | 3 | 5 |
| Einich, Newtonmore, PH20 | Newtonmore | | House | Residential Unit | 4 | 8 |
| Elm Cottage | Newtonmore | Residential | house | Residential Unit | 3 | 5 |
| Fronthill, Newtonmore, PH20 1DG | Newtonmore | | House | Residential Unit | 2 | 6 |
| Grouse Cottage, Newtonmore, PH20 1BT | Newtonmore | | House | Residential Unit | 1 | 2 |
| Highland Escapes - Newtonmore | Newtonmore | Residential | House | Residential Unit | 4 | 8 |
| Highland Holiday Cottages, Falls of Truim, Newtonmore, PH20 1BE | Newtonmore | | House | Residential Unit | 1 | 2 |
| Highland Holiday Cottages, Falls of Truim, Newtonmore, PH20 1BE | Newtonmore | | House | Residential Unit | 1 | 2 |
| Highland Holiday Cottages, Falls of Truim, Newtonmore, PH20 1BE | Newtonmore | | House | Residential Unit | 1 | 2 |
| Highland Holiday Cottages, Falls of Truim, Newtonmore, PH20 1BE | Newtonmore | | House | Residential Unit | 2 | 3 |
| Highland Holiday Cottages, Falls of Truim, Newtonmore, PH20 1BE | Newtonmore | | House | Residential Unit | 2 | 4 |
| Highland Holiday Cottages, Falls of Truim, Newtonmore, PH20 1BE | Newtonmore | | House | Residential Unit | 2 | 4 |
| Highland Holiday Cottages, Falls of Truim, Newtonmore, PH20 1BE | Newtonmore | | House | Residential Unit | 3 | 6 |
| Letterbox House Main Street, Newtonmore, PH20 1DA | Newtonmore | Town Centre | house | Residential Unit | 4 | 8 |
| Monarch Country Apartments | Newtonmore | Town Centre | Flat | Residential Unit | 2 | 4 |
| Netherwood House, Glen Road, Newtonmore, PH20 1EA | Newtonmore | | House | Residential Unit | 4 | 10 |
| Newtonmore, PH20 1DR | Newtonmore | | House | Residential Unit | 3 | 6 |
| Osprey Cottage, Newtonmore, PH20 1BT | Newtonmore | | House | Residential Unit | 1 | 2 |
| Rowan Cottage | Newtonmore | Residential | house | Residential Unit | 3 | 6 |
| Squirrel View, Newtonmore, PH20 | Newtonmore | Residential | house | Residential Unit | 2 | 4 |
| The Beech Studio | Newtonmore | Residential | Annexe | Residential Unit | 2 | 4 |
| The Byre | Newtonmore | Residential | house | Residential Unit | 2 | 4 |
| Thistle Dhu, Newtonmore, PH20 1AT | Newtonmore | | House | Residential Unit | 4 | 8 |
| Woodlands, Newtonmore, PH20 1AR | Newtonmore | | House | Residential Unit | 3 | 6 |
| | Newtonmore | Rural | house | Residential Unit | 1 | 3 |

| Name/Other Details | Settlement/ Location | Location Type | Property Type | Accommodation Type | Bedrooms | Guests |
|---|-------------------------|---------------|---------------|-----------------------|----------|--------|
| | Newtonmore | Rural | House | Residential Unit | 1 | 4 |
| | Newtonmore | Rural | house | Residential Unit | 1 | 4 |
| | Newtonmore | Residential | house | Residential Unit | 2 | 4 |
| | Newtonmore | Residential | house | Residential Unit | 3 | 6 |
| | Newtonmore | Residential | house | Residential Unit | 4 | 8 |
| Ash Cottage at Highland Holiday Cottages | Phoines | Rural | house | Residential Unit | 1 | 2 |
| Birch Cottage at Highland Holiday Cottages | Phoines | Rural | house | Residential Unit | 1 | 2 |
| Cedar Cottage at Highland Holiday Cottages | Phoines | Rural | house | Residential Unit | 11 | 3 |
| Douglas Fir Cottage at Highland Holiday Cottages | Phoines | Rural | house | Residential Unit | 2 | 4 |
| Elm Cottage at Highland Holiday Cottages | Phoines | Rural | house | Residential Unit | 2 | 4 |
| Etteridge Cotage | Phoines | Rural | house | Residential Unit | 4 | 7 |
| Hazel Cottage at Highland Holiday Cottages | Phoines | Rural | house | Residential Unit | 3 | 6 |
| Larch Cottage at Highland Holiday Cottages | Phoines | Rural | house | Residential Unit | 1 | 2 |
| Phoines Lodge | Phoines | Rural | house | Residential Unit | 5 | 10 |
| Phoines Lodge | Phoines | Rural | house | Residential Unit | 11 | 16 |
| Delmhor 1 Ski Cottages, Aviemore, PH22 1QH | Rothiemurchas | Residential | House | Residential Unit | 3 | 6 |
| Delmhor, 4 Ski Road Cottages, Aviemore, PH22 1QW | Rothiemurchas | Residential | House | Residential Unit | 3 | 6 |
| Druiebeg, Inverdrueie | Rothiemurchas | Residential | House | Residential Unit | 2 | 4 |
| The Green Lodge, 8 Ski Road Cottages Coylumbridge, Aviemore, PH22 1QH | Rothiemurchas | Residential | house | Residential Unit | 4 | 8 |
| Birchbank Skye of Curr, PH26 3NH | Skye of Curr | | House | Residential Unit | 3 | 6 |
| Clachan Cottage | Skye of Curr | Rural | House | Residential Unit | 2 | 4 |
| Corrimony | Skye of Curr | Rural | House | Residential Unit | 4 | 8 |
| Craignay Cottage, Skye of Curr, PH26 3LU | Skye of Curr | | House | Residential Unit | 4 | 8 |
| Highland Neuk Apt | Skye of Curr | Rural | house | Residential Unit | 1 | 3 |
| Lower Curr, Skye of Curr Road, Skye of Curr, PH26 3PA | Skye of Curr | Rural | House | Residential Unit | 3 | 5 |
| Post Office Cottage Skye of Curr, PH26 3LT | Skye of Curr | | House | Residential Unit | 2 | 4 |
| Tea Cosy Bothy | Skye of Curr | Rural | Chalet | Residential Unit | 1 | 4 |
| The West Wing Skye of Curr, PH26 3NH | Skye of Curr | | House | Residential Unit | 3 | 7 |
| Wester Lagan Cottage Skye of Curr, PH26 3NU | Skye of Curr | | House | Residential Unit | 3 | 6 |
| | Skye of Curr | Rural | Apartment | Residential Unit | 2 | 4 |
| Top Cottage, Upper Derraid, PH26 3PL | Upper Derraid | | House | Residential Unit | 2 | 4 |
| Baldow Cottage, Eil, PH21 1NE | | | House | Residential Unit | 3 | 6 |

On both Websites

On airbnb.com only

On booking.com only


Appendix 2 - Introduction of Short Term Let Control Areas – Badenoch and Strathspey

Short Term Let Control Area Next Steps:

| Statutory Process | Action | Anticipated Timeline |
|--------------------------------------|---|--|
| Notification and Consultation | 1) Publish notice in local paper – Strathspey & Badenoch Herald and Press & Journal. 2) Publish notice on the Council Website 3) Advise all Community Councils within the proposed Control Area 4) Additional notification methods (e.g., leaflet drops, social media or local signage TBC). | Legislation requires min. 28 days, but in line with the Council Development Plan Participation Statement, consultation to run for 6 weeks . 10 th Jan 2022 – 25 th February 2022 |
| Committee Approval | Report to consider representations made, any modifications proposed and to seek final approval to proceed with establishment of a Control Area for Badenoch & Strathspey. | Economy and Infrastructure Committee on 23rd June 2022 . <i>Note. It would be planned to bring the draft Non-statutory Planning Guidance document for approval to the ECI Committee on 23rd June 2022</i> |
| Notice to Ministers | Required: <ul style="list-style-type: none"> • Map of Control Area • Statement of Reasons - updated to reflect response to representations | Sent to Scottish Ministers in July 2022 |
| Response from Ministers | Minister to consider if to: <ul style="list-style-type: none"> • Approve Control Area • Not approve Control Area | No timeframe outlined in regulations – assume response by end August 2022 |
| Publicity (if approved) | Local Paper – Strathspey & Badenoch Herald and Press & Journal. Give notice of: <ul style="list-style-type: none"> • the designation, • the area to be covered (and how map can be inspected); and • the date on which the Control Area will come into effect | Legislation requires min. 28 days. Therefore, Short Term Let Control Area for Badenoch & Strathspey comes into force early October 2022. <i>Note. Separate STL Licensing requirements anticipated to start accepting applications by 1st October 2022</i> |

Legend

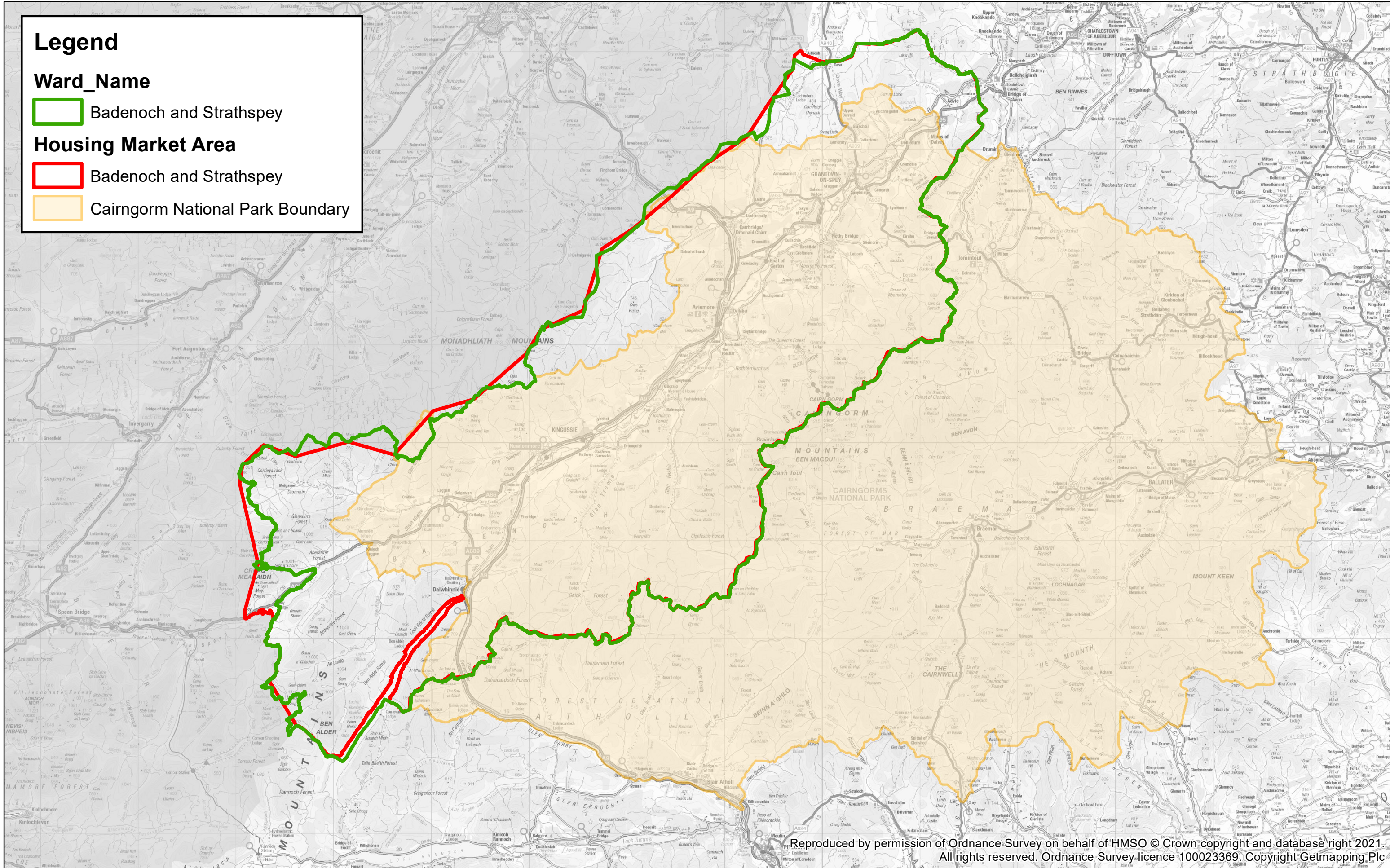
Ward_Name

 Badenoch and Strathspey

Housing Market Area

 Badenoch and Strathspey

 Cairngorm National Park Boundary



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Ward, Housing Market Area and National Park Geographies

Ref: MH1
Date: 10/11/2021

0 1,850 3,700 7,400 11,100 14,800 Meters

1:346,095

