# Edinburgh residents angered as soundproofed Airbnb reopens despite past party complaints



In the Faulburn area of Edinburgh, residents are expressing their frustration over a short-term rental that has re-emerged on Airbnb despite previous disruptions caused by partying guests. The property was notably suspended after complaints highlighted significant disturbances, including loud altercations and public drunkenness. However, after undergoing purported soundproofing renovations, the property made a return to the rental market, igniting fury amongst the locals who feel their concerns have been disregarded.

Fraser Ramsay, a resident and local business owner, has voiced his dissatisfaction regarding the situation. He recounted a sleepless night that compelled him to approach the guests directly about their noise levels. Ramsay argued for the property’s reallocation to a long-term tenant, which he believes would foster neighbourly relationships and restore a sense of security in the community. “People are going at all hours of the night… It is ridiculous. He cannot get away with this," he remarked. His sentiments reflect a broader concern among residents regarding how short-term rentals impact their quality of life.

This sentiment is not isolated. Across Edinburgh, community members have increasingly reported noise disturbances and anti-social behaviour linked to partygoers using short-term lets. In a pattern observed since at least 2019, residents have raised alarm about the impacts of these rentals, prompting discussions about potential legislative solutions. In 2022, Edinburgh City Council welcomed Airbnb’s initiative to permanently ban parties and events at properties listed on its platform due to rising complaints about noise and disruptive behaviour. This policy shift stemmed from a temporary ban that saw a notable decrease in issues — a 44% reduction in party complaints, as the council highlighted.

However, the effectiveness of local governance in managing these issues remains debatable. Even as discussions about a licensing scheme have emerged, which aims to regulate short-term lets more stringently, there is ongoing tension regarding enforcement. While the council issued an enforcement notice to the Airbnb owner, giving them a deadline until late June 2025 to comply, the process of substantiating complaints has often proven cumbersome for residents. Previously, neighbors have found themselves in frustrating positions, needing to compile concrete evidence of ongoing disturbances to prompt action.

Councillors have indicated that the council is committed to preserving the residential character of communities and managing the consequences of short-term rentals on local housing. Councillor Joan Griffiths stated that they have issued an enforcement notice to the property owner to cease operations unless an appeal is lodged, yet many residents doubt the effectiveness of these measures in curbing the ongoing issues they face.

Airbnb has maintained a stance of taking resident feedback seriously, noting that while they have provisions to handle disputes—such as contact through their neighbourhood support line—problems still arise. A spokesperson stated that parties are prohibited on their platform, and subsequent violations can result in delisting the property. However, with a history of issues tied to short-term rentals, the local community remains sceptical about the capacity of such policies to bring about meaningful, lasting change.

As residents like Ramsay continue to grapple with the consequences of neighbouring short-term lets, the discourse around how cities manage these modern rental dynamics will only intensify. The collective call for a return to long-term living arrangements amidst a backdrop of pervasive noise and disturbance speaks to the broader societal challenges faced by urban centres navigating the balance between tourism and the needs of permanent residents.

## Reference Map:

* Paragraph 1 – [[1]](https://www.dailyrecord.co.uk/news/scottish-news/fed-up-edinburgh-residents-enough-35318703), [[4]](https://www.edinburghlive.co.uk/news/edinburgh-news/edinburgh-locals-say-party-goers-28956945)
* Paragraph 2 – [[1]](https://www.dailyrecord.co.uk/news/scottish-news/fed-up-edinburgh-residents-enough-35318703), [[2]](https://www.edinburghnews.scotsman.com/lifestyle/staycation/edinburgh-city-council-welcomes-airbnbs-permanent-ban-on-parties-and-events-3750661), [[5]](https://www.scotsman.com/lifestyle/homes-and-gardens/airbnb-is-ruining-neighbourhoods-claim-angry-residents-2454481)
* Paragraph 3 – [[3]](https://www.edinburghnews.scotsman.com/news/politics/edinburgh-airbnb-owner-told-to-cancel-bookings-after-noise-complaints-3716484), [[6]](https://www.edinburghnews.scotsman.com/must-read/edinburgh-airbnb-renters-screaming-and-shouting-at-all-hours-3373016)
* Paragraph 4 – [[4]](https://www.edinburghlive.co.uk/news/edinburgh-news/edinburgh-locals-say-party-goers-28956945), [[5]](https://www.scotsman.com/lifestyle/homes-and-gardens/airbnb-is-ruining-neighbourhoods-claim-angry-residents-2454481)
* Paragraph 5 – [[2]](https://www.edinburghnews.scotsman.com/lifestyle/staycation/edinburgh-city-council-welcomes-airbnbs-permanent-ban-on-parties-and-events-3750661), [[3]](https://www.edinburghnews.scotsman.com/news/politics/edinburgh-airbnb-owner-told-to-cancel-bookings-after-noise-complaints-3716484)

Source: [Noah Wire Services](https://www.noahwire.com)

## Bibliography

1. <https://www.dailyrecord.co.uk/news/scottish-news/fed-up-edinburgh-residents-enough-35318703> - Please view link - unable to able to access data
2. <https://www.edinburghnews.scotsman.com/lifestyle/staycation/edinburgh-city-council-welcomes-airbnbs-permanent-ban-on-parties-and-events-3750661> - In June 2022, Edinburgh City Council welcomed Airbnb's decision to permanently ban parties and events at homes listed on its platform. The council highlighted that noise and anti-social behaviour from short-term lets had been significant issues in the city. Airbnb's move followed a temporary ban introduced in August 2020, which had led to a 44% year-on-year drop in complaints about parties. The council also expressed concerns about short-term lets removing residential properties from the housing supply, leading to increased rents and house prices. They advocated for new legislation to gain greater control over short-term lets and planned to introduce a licensing scheme in October 2022 to address issues like noise and anti-social behaviour. However, they were disappointed that the legislation did not include a cap on the number of short-term lets eligible for a licence. Airbnb stated that there are serious consequences for guests who breach the party ban, including account suspension or permanent removal from the platform. They also lifted the 16-person occupancy cap to allow listings that can comfortably accommodate larger groups while still complying with the party ban. The company emphasized that parties are banned on Airbnb and that they may remove listings if further policy violations occur. They also highlighted that while issues on Airbnb are rare, residents can contact them 24/7 via their neighbourhood support line, and they investigate all reports received through this channel.
3. <https://www.edinburghnews.scotsman.com/news/politics/edinburgh-airbnb-owner-told-to-cancel-bookings-after-noise-complaints-3716484> - In May 2022, an Edinburgh Airbnb owner was ordered to cease advertising their property and cancel any bookings following noise complaints from neighbours. The Scottish Government upheld an enforcement notice issued by the city council, which had found that the property's use as a short-term let constituted a 'material change of use' and was causing disturbances. The council had received several calls to the police regarding noise and disturbance from the property between 2019 and 2021. The owner appealed the decision, but the Scottish Government dismissed the appeal, instructing the owner to stop renting out the property. Under current planning regulations, not all short-term lets require planning permission, but the council does not allow rentals that result in a 'materially detrimental effect on the living conditions of nearby residents'. Edinburgh was set to become Scotland’s first short-term rental control zone, with new powers awaiting approval from Scottish Ministers, which would require any short-term let property operating for less than 10 years and not in use as a permanent residence to have planning permission in place. The council had ring-fenced £150,000 to establish and manage Edinburgh’s new short-term let controls, acknowledging the high number of planning applications and the need for resources to handle them.
4. <https://www.edinburghlive.co.uk/news/edinburgh-news/edinburgh-locals-say-party-goers-28956945> - In August 2023, Edinburgh residents expressed concerns about partygoers turning the city's 'Instagrammable' streets into 'nightmares'. Neighbours reported disturbances caused by short-term guests hosting parties, leading to noise issues in their flats. In one case, a neighbour complained about disturbances when short-term guests had parties, stating that this had happened quite a lot in recent years and the noise was an issue in their flat, which was just at the back of the premises. The council had refused a retrospective change of use application for a two-bedroom home, stating that it would have an 'unacceptable impact on neighbouring amenity' and that the loss of residential accommodation had not been justified in the plans submitted. The council's decision highlighted the importance of maintaining residential character and the impact of short-term lets on the community.
5. <https://www.scotsman.com/lifestyle/homes-and-gardens/airbnb-is-ruining-neighbourhoods-claim-angry-residents-2454481> - In August 2019, residents in Edinburgh expressed concerns that Airbnb was negatively impacting their neighbourhoods. Catherine Stewart, a resident of Morningside, reported disturbances from constant arrivals and departures of tourists, leading to sleepless nights and feelings of vulnerability due to not knowing who was coming and going in her stairwell. She noted that many blocks in her area now had keyboxes for Airbnb guests, indicating a widespread trend. Despite complaints to the council, Stewart was told she would have to prove that the flat was regularly occupied to have any chance of a case to force the landlord into applying for a change of use. The council's response highlighted the challenges in addressing issues related to short-term lets and the need for clear evidence to take action.
6. <https://www.edinburghnews.scotsman.com/must-read/edinburgh-airbnb-renters-screaming-and-shouting-at-all-hours-3373016> - In September 2021, neighbours of a holiday flat in Edinburgh complained about 'screaming and shouting at all hours' and feeling 'uneasy' about the safety of the block. The property, located at 5 Albert Street, was the subject of a planning dispute between the city council and a Glasgow-based Airbnb landlord. Neighbours raised concerns about noise, anti-social behaviour, and security, expressing worries about losing a sense of community in the stairwell. The council had refused the short-term let application, stating that it would have an 'unacceptable impact on neighbouring amenity'. The landlord appealed the decision, but the appeal highlighted the ongoing tensions between short-term let operators and local residents regarding noise and community impact.
7. <https://www.edinburghnews.scotsman.com/news/people/airbnb-challenged-to-acknowledge-the-harm-on-residents-from-short-term-lets-by-edinburgh-campaign-group-1358519> - In January 2020, a grassroots campaign group in Edinburgh challenged Airbnb to 'acknowledge the harm' caused to residents by short-term lets. The group sent an open letter to Airbnb, highlighting issues such as planning regulations and the impact of short-term lets on local communities. They called on Airbnb to inform hosts of planning regulations in Edinburgh and to offer similar commitments to other short-term let management services. The campaigners also criticized Airbnb's complaints system, describing it as 'intimidating'. The letter emphasized the need for Airbnb to recognize the harm to residents' rights to peaceful and affordable homes and to acknowledge that a significant proportion of activity facilitated by the platform in Edinburgh appeared to be breaking the law. The council was pushing for more power to regulate short-term lets, with potential licensing or registration schemes being considered to address issues like noise and anti-social behaviour.