



Consultation – Council Tax Premiums for long term empty properties and second homes

Monmouthshire County Council's Cabinet has agreed to undertake a consultation exercise about charging a council tax premium for long-term empty properties and second homes in the county.

Sections 12A and 12B of the Local Government Finance Act 1992 allows Councils in Wales to charge a premium of up to 300% (100% prior to April 2023) on top of the standard rate of council tax, on long term empty properties and second homes.

This Legislation has been in place since 2017 and allows each council to choose whether or not to introduce these premiums. To date the Council hasn't sought to introduce a premium, however we now wish to hear your views about whether a premium should be introduced in the future.

A **long-term empty property** is defined as a dwelling which is both unoccupied and substantially unfurnished for a continuous period of at least one year.

A **second home** is defined as a dwelling which is not a persons sole or main home and is substantially furnished.

Monmouthshire currently has extremely high levels of homelessness. A large amount of the Council's finances are dedicated to providing short term emergency accommodation. In line with Welsh Government guidance the council is able to retain any additional revenue generated from these premiums to help bring long term empty properties back into use to provide safe, secure and affordable homes and to help to increase the supply of affordable housing and enhance the sustainability of local communities.

If introduced the earliest the council could charge a council tax premium would be for the 2024/25 financial year. If approved the council will seek to notify all rate payers affected by the premium to give them as much advance notice of the change as possible.

If you wish to share your views please respond to this consultation by **16th February 2023**.

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If you require the questionnaire in another language or format or simply require assistance in completing the form, please telephone 01633 644644 or email contact@monmouthshire.gov.uk and we will be happy to help.

1. Should the Council use it's discretionary powers to charge a premium on **long term empty properties** in the county? *

Yes

No

Don't Know

2. In reference to question 1 above please provide any comments here:

3. If you answered 'yes' to question 1, what level of premium do you consider appropriate for long term empty properties? *

- 25%
- 50%
- 75%
- 100%
- 150%
- 200%
- 250%
- 300%
- Don't Know
- Not Applicable

4. In reference to question 3 above please provide any comments here:

5. Should the Council use it's discretionary powers to charge a premium on **second homes** in the county? *

- Yes
- No
- Don't Know

6. In reference to question 5 above please provide any comments here:

7. If you answered 'yes' to question 5 what level of premium do you consider appropriate for second homes? *

- 25%
- 50%
- 75%
- 100%
- 150%
- 200%
- 250%
- 300%
- Don't Know
- Not Applicable

8. In reference to question 7 above please provide any comments here:

9. Do you have any other comments in relation to this consultation?

10. Are you responding to this consultation as:

- A resident of Monmouthshire County Council
- The owner of an empty property in the county
- The owner of a second home in the county
- Other

11. How would you describe your gender?

- Male
- Female
- Non-binary
- Prefer not to say

12. Which of the following options best describes how you think of yourself?

- Heterosexual
- Gay or lesbian
- Bisexual
- Prefer not to say

13. How old are you?

- Under 18 years old
- 18 to 24 years old
- 25 to 34 years old
- 35 to 44 years old
- 45 to 54 years old
- 55 to 64 years old
- Over 65 years old
- Prefer not to say

14. How would you describe your ethnic group?

- White
- Mixed/Multiple ethnic group
- Asian/Asian British
- Black/African/Caribbean/Black British
- Other ethnic group
- Prefer not to say

15. Are you registered as having a disability?

- Yes
- No
- Prefer not to say

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