

Appendix Three: Consultation Responses

The consultation ran from 18th January to 16th February 2023. The survey was available via an online form. For anyone who had difficulties accessing the form, our Contact Centres and Hubs were available to help.

The Council also sent a letter to all council tax payers whose property is currently listed as either a long term empty property or a second home, drawing their attention to the consultation and inviting them to respond.

In total, 320 responses were received to the consultation.

- **240** from residents of Monmouthshire County Council
- **29** as an owner of an empty property in the county
- **58** as an owner of a second home in the county
- **20** others. Includes, employees of MCC, relatives of second homeowners, workers in the county, a business association and visitors holidaying in a second home.

(N.b. respondents could select more than one category for this answer).

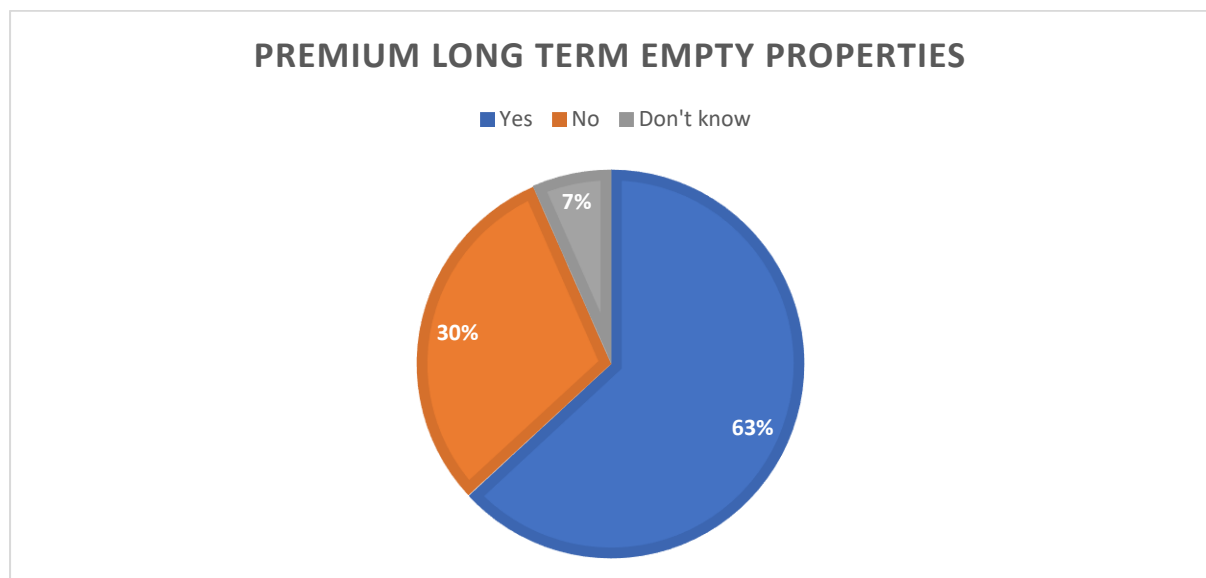
A summary to the consultation responses is provided below:

Long Term Empty Properties

Should the Council use its discretionary powers to charge a premium on long term empty properties in the county?

320 responses were received to this question

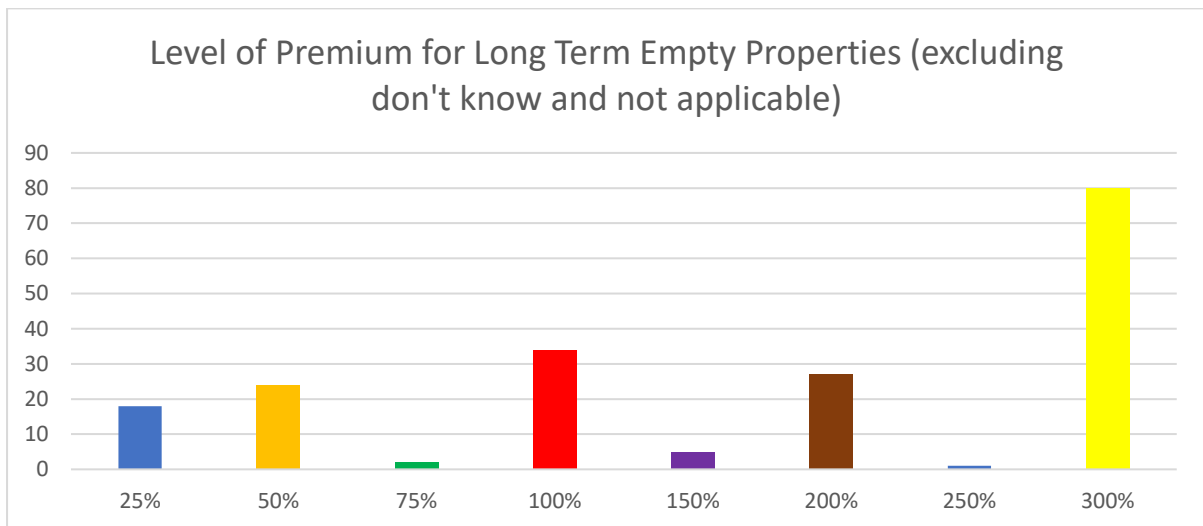
- 202 (63%) answered '**Yes**'
- 97 (30%) answered '**No**'
- 21 (7%) answered '**Don't know**'



What level of premium do you consider appropriate for long term empty properties?

320 responses were received. Of these, 129 either answered don't know or not applicable, as they answered no to the previous question. Of the 191 respondents that did select a percentage, the split was as follows:

- 18 (9%) answered **25%**
- 24 (13%) answered **50%**
- 2 (1%) answered **75%**
- 34 (18%) answered **100%**
- 5 (2%) answered **150%**
- 27 (14%) answered **200%**
- 1 (1%) answered **250%**
- 80 (42%) answered **300%**



A wide range of comments and viewpoints were received from respondents. In total we received 347 comments. A full list of these comments can be found in Appendix Four. The comments are split down between those that answered 'yes', 'no' and 'don't know' followed by comments made specifically about the level of premium to apply.

Second Homes

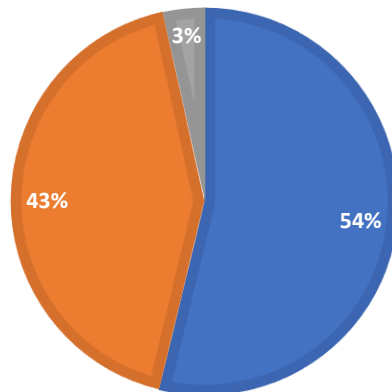
Should the Council use its discretionary powers to charge a premium on second homes in the county?

320 responses were received to this question

- 172 (54%) answered '**Yes**'
- 137 (43%) answered '**No**'
- 11 (3%) answered '**Don't know**'

PREMIUM SECOND HOMES

■ Yes ■ No ■ Don't know

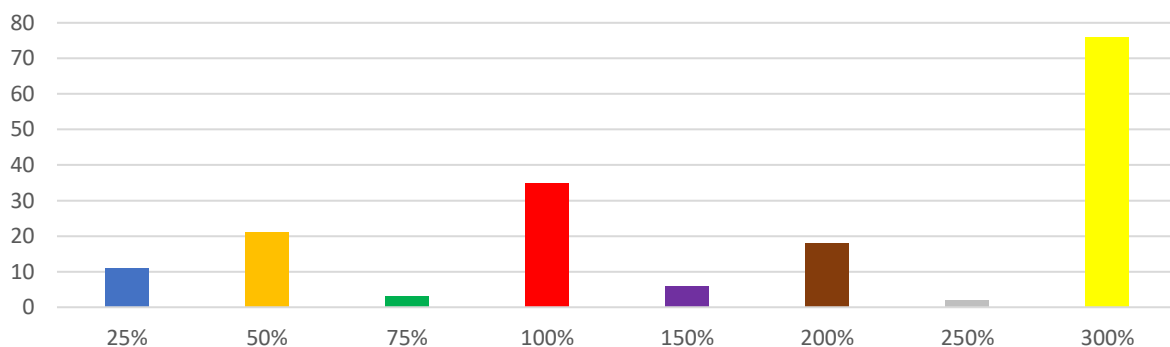


What level of premium do you consider appropriate for second homes?

320 responses were received. Of these, 148 either answered don't know or not applicable, as they answered no to the previous question. Of the 172 respondents that did select a percentage the split was as follows:

- 11 (6%) answered **25%**
- 21 (12%) answered **50%**
- 3 (2%) answered **75%**
- 35 (20%) answered **100%**
- 6 (4%) answered **150%**
- 18 (11%) answered **200%**
- 2 (1%) answered **250%**
- 76 (44%) answered **300%**

Level of Premium for Second Homes (excluding don't know and not applicable)



A wide range of comments and viewpoints were received from respondents. In total we received 325 comments. A full list of these comments can be found in Appendix Five. The comments are split down between those that answered 'yes', 'no' and 'don't know' followed by comments made specifically about the level of premium to apply.

General responses: 141 comments were made about the consultation

- I trust a solution agreed by majority is found.
- A poor method of increasing council revenue. Will inhibit Monmouthshire as a place to live and invest. People will prefer to live over the border in England.
- About time this sort of action was taken.
- Action on second homes is long overdue.
- Adding discretionary premiums is bad for land ownership and investment in property whether for tourism or rental or own use. It will erode inward investment into Monmouthshire generally.
- As mentioned before, it's morally reprehensible to own more than one home. Currently, ordinary tax payers, most of whom these days are struggling to make ends meet, are having to subsidise the provision of emergency accommodation for homeless people. It's time to start charging the very wealthy.
- By adding premiums to 2nd homes you are driving investment out of the area, people will sell up and invest their money elsewhere. Driving down property prices and desirability for the area.
- Can anything be done about homes being used for air b&b?
- Charging a premium on council tax for second homes is not necessary in Monmouthshire, as it is not nearly as much of a problem here as it is in other parts of Wales. Homelessness is unlikely to be reduced by raising marginally more tax revenue.
- Compared to other councils in Wales, the number/proportion of empty homes and second homes in Monmouthshire is very small indeed. The proposal to charge a significant council tax premium solves no obvious problem, and could be financially counterproductive if it drives people out of Monmouthshire who might otherwise facilitate jobs and investment.
- disgraceful
- Driving out second home owners, of which i am not one, will make the local area lose revenue, damaging local businesses.
- Fully support revenue to be used for those in need
- Given the average UK house price is much higher than the average house price in Monmouthshire, the issue is clearly not the availability of affordable housing. The policy proposal would appear to be politically motivated following the 2022 Council elections, given the accompanying literature does not say there has been a rise in homelessness, nor any other change that prevents the Council from dealing with the issue in a cost effective manner. It is not clear what the process will be to confirm the policy but I assume that elected officials will believe that empty/second home owners will not vote and therefore they will be safe in bringing in a policy that results in significant financial disadvantage for a very few disenfranchised people. If the Council needs money clearly raising taxes by a minimal amount for all tax payers is fairer. Forcing people to sell their homes will not help homeless people who cant afford to buy them and based on the number of houses quoted in the related information any monetary amount gained would be minimal. As such the decision to bring this policy in appears to be highly discriminatory.
- Grateful for the opportunity, thank you.

- Great to provide feedback on this. Hope that you will consider my comments. In our case we converted our garage to accommodate our elderly parents but as they recently passed away we are using the extension to occasionally rent out as Airbnb. We live in the house and it's never empty. Currently we are paying two council tax bills although it's all one house. We therefore do not fit into the property classification set out at the beginning of this survey. I see no reason to charge additional council tax as this should be covered under current arrangements.
- house prices in Monmouthshire are ridiculous and forcing families to move away (to the valleys) for rich usually English people to move in as holiday places taking away the soul and heart of the families who lived here for generations, for Welsh people taking away the land and the language and destroying local economies, schools, public services
- I agree with the consultation: unfortunately the whole concept of increasing council taxes for second home is just politically driven.
- I am concerned that this appears to be mainly for the reasons above. It may result in us selling this property, which is close to our family. The property is not commercially let, but is used by family and friends and by people who are unable to afford a holiday, at no cost. This brings in considerable income to this area.
- I am extremely impressed by the Monmouthshire Council doing this Consultancy exercise, and only hope that they act accordingly on increasing the Council Taxes to the highest levels possible, especially for Empty Properties, which is beyond me, why anyone could leave a property empty, when there is such need for Housing.
- I believe this may deter some people from owning second homes but I doubt that it will have much effect on what is happening as there is always someone willing to pay for the perk of a second home in a beautiful location. Wherever there is money to be made someone will profit.

I appreciate that in some locations there has been a shift to ghost villages but what has been witnessed locally is, an injection of cash into the property market with people buying old deteriorating property and renovation as well as barn conversions. This has led to increasing numbers of property and improvements to quality of property on the market and to increasing the number of non local people in the area. I.e. bringing trade and prosperity in.

I am sure this tax will increase the revenue to the local council which is fine.

I don't believe it will solve the situation of local youth being pushed out of a high market price by outsiders as this is capitalism.

If there is high demand and shortage of supply the price will go up. As you cannot dictate who can live in an area i.e. Welsh only as this would be racist then whoever wants a second or third or fourth home can. The big business will go unaffected if they run the holiday homes as a business as they only pay business rates.

Homelessness is such a complex issue caused by mental health issues drug and dependency break down of families poor education, lack of support for those leaving institutions such as the military or foster homes etc Maybe the revenue could go into the kind of help that could solve these issues.

Also bringing thousands of refugees into the county where homelessness already exists is a questionable policy. In addition inability to close borders to refugees another.

I would like to see figures on how much increase in homeless is a result of second homeowners?

There are more and more grown up children living with their families due to inability to afford homes as the low pay for local trades cannot compete with the higher paid remote workers. If the council want to help the Welsh locals (not just the Welsh speakers) providing more cheap low quality homes is not the answer. This will just create a land that was green and pleasant into a land full of cheap low cost housing I don't think you could ever plug the hole as long as the borders of UK are open. What could be and should be a

priority is the refurbishment of inner city disused old period property making decent homes in brown field rather than constant new construction. This might be done with the 400 houses currently empty. The infrastructure is already in place like road and train links to these properties.

We need to move away from Capitalism to solve the other problems maybe look to Sweden and Denmark for solution

- I do not believe that this is a premium that can be levelled fairly across the board. Individual circumstances differ. There may be one owner for multiple properties or just one owner struggling to keep a family home to pass to the next generation. There may also be properties that are long term empty where there is no intent of anything being done to them.
- I fail to see what questions 11 to 20 have to do this issue.
Pob lwc
- I feel we need to be welcoming of others into Wales and Abergavenny. Each property should pay Council Tax in accordance with the properties banding.
- I find it hard to believe that the council is considering this insular tax which could have negative overall outcomes.
- I have always maintained my empty property and it was burgled and badly damaged last September by metal seekers so now sits waiting to be repaired as it has no heating. Again I do not think this consultation makes allowance for individual circumstances. I should have a reduction in CT currently as the property is unliveable without heating but am told this cannot be given.
- I have concerns that those with the means will find loopholes to increased council tax on empty properties and second homes.
- I hope that consideration will be on a case by case basis.
- I hope you make a difference by imposing charges
- I recognise the need for homes for local residents, but wonder why, for example in Brynmawr, Ebbw Vale and other towns, there are many empty and almost derelict homes. Could the Council not investigate purchasing and refurbishing some of these as they would make excellent starter homes and contribute to the regeneration of the area? They would also be more directly affordable to those actually in need, as houses like my own and many other second homes would be very expensive for first-time buyers, especially in the current economic climate, whereas purchase/rental of homes in the old industrial towns would be more affordable, and also more practical for those who may not have access to a car and need shops and other facilities nearby.
- I sincerely hope, if you were to bring in this premium, that you would let everyone affected know about it as soon as possible.
- I think essentially the whole idea of trying to find housing and raise additional funds is great. In practice, i am unsure whether it will have a great affect on either as in counties such as Pembrokeshire, this has just resulted in the selling of second homes, also priced at a premium, and people looking to change to a more business model of letting if that's what the home is used for. Welsh legislation for private landlords has also had the same affect with private landlords selling up in their droves, twice as fast as England which in effect is just taking existing rental properties of the market which is creating a further shortage in the private rental market, which is such a big part of the provision of homes to rent. The consultation needs to look at the whole picture.
- I think if people are wanting to purchase second homes in the county it is unlikely that charging a council tax premium will discourage this, but perhaps a premium may help discourage this so that others in the county may be able to afford to buy their first home in the are rather than being priced out.
- I think if you own a second home in Monmouthshire you should pay full council tax plus going forward a sort of 2nd home tax fee at time of purchase.
- I think it is a great idea but consideration needs to be given to its application to ensure fairness and not ruthlessness.

I would also strongly address the possibility of the compulsory purchase of long term empty homes.

- I think there needs to be more short-term housing for the homeless and this could be forced when housing developers put forward their plans.
- I think this is a good idea and is preferable to a general rise in council tax
- I think this would be a splendid initiative and could only help the dire housing situation (which is particularly acute in Usk).
- I understand that you are trying to repair the budget hole you have but you are targeting wrong people for the wrong thing.
- I would like to understand the real economic and community impact of second home owners in the county. In our case, we are at the property for 3 days a week, yet make limited demands on public services. We invest in local trades and workforce (gardeners, cleaners, trades). I find it hard to see an rational argument for households such as ours to be charged an additional penalty for our impact.
- I would welcome a positive and decisive effort to redress the balance of property ownership discouraging those who are selfish and wish to own two properties and those who are oblivious to the needs of young people/families and homeless people in our community by simply allowing perfectly good properties to stand empty. We should all feel responsibility to our communities.
- If a second home tax is brought in some consideration should be made for owners who own the property to support local family e.g. an aged parent etc. This group actually reduces demands on council services such as social care but put little demand on council services.
- If increased premiums are due to be paid from 1st April, it doesn't allow much time for an owner to prepare. At the very least it should be increased gradually over several years. Otherwise it could send people into poverty.

What about the cost of living crisis? Council tax prices are increasing for everyone, so is this the right time to be doing this? Potentially this could have a significant impact on families lives and should be very carefully considered.

Owning a second home or long term empty property doesn't mean the owners can afford to pay premiums. It could be that its been in a Welsh family for decades/generations. If premiums are high, the owners could be forced into selling the property quickly, which may mean accepting a lower price for a quick sale, allowing for rich property developers to come in and renovate and make a profit. Is this something that the Council wants to support?

The proposed scheme could discriminate against middle income families, who are already facing tough financial times. Those on high incomes will simply be able to afford the premiums and the property will remain out of use, therefore not solving the problem of a housing shortage.

Some properties are in remote locations, with no road access, running water or sewerage (despite already paying full council tax), so can't be let, are difficult to improve, e.g. getting contractors on site etc. What support can the council provide for properties in these difficult locations? Adding a premium won't alter the fundamental reason why they are empty, nor help bring them back into use.

The new premium process should include an extra exemption bracket for properties that don't fall into the categories currently provided. There may be other reasons why a property is empty or used a second home - an owner should have the opportunity to outline what these reasons are, in order for a sensible plan of action to be agreed with the council to bring the property back into use.

The new premium process is based on current council tax bandings, which were set out some time ago. To be fair, there should be a separate process to re-evaluate the current council tax banding, to ensure it's now accurate. Owners should be able to request additional support, perhaps a site visit from an officer, so they can assess the building and give guidance on the best way forwards. This new process should be offered specifically to those properties subject to any increase in premiums, so assessments are dealt with quickly and in relation to the bigger picture of trying to bring properties back into use.

The use of the revenue funds generated from any new process should be transparent. What is the purpose of the revenue generation exactly? The information provided on the website states that the additional revenue generated will be used by the council to bring long term empty properties back into use. How exactly would this be done? Would the revenue generated be made available via a grant process for making improvements, or some other scheme to bring properties into use? It should not simply be used as an additional revenue generation process, in effect transferring the Councils financial difficulties onto the home-owner in already difficult times. The use of the money generated should be clearly defined, and the amounts and their spend should be held in the public domain and available for review/scrutiny by the public. Also if the new premiums increase by a huge amount, e.g. 300%, people will be forced to sell and then eventually this revenue stream will cease, making it unsustainable.

A quick calculation shows that this scheme could generate £3m per year (based on 590 dwellings, with a 300% increase for average tax bills of £1800). Even if the Council then use this funding to provide a home improvement grant system, the maximum for each home would be £5400. Is that going to be enough for an owner to be able to get their property up to a standard to let?

- If the Welsh Government wishes to discourage second homes, a more effective option would be to introduce a premium on Stamp Duty for the purchase of more second homes rather than penalize those who already own second homes.
- If these houses are paying 100% council tax it doesn't seem fair to charge more. It may affect the amount of private rental properties available in Monmouthshire and there is already a shortage.
- If tourism is a major contribution to the area, don't jeopardize it through too punitive measures.
- If you require additional funds to provide new social housing then the contributions should be evenly spread between EVERY single adult person in the country, through income tax and council taxes, not by picking on a few individuals just because they have two homes. You may think we have lots of money, but as OAP's, we don't!
- I'm fully in support of this proposal
- In general, I think a blanket policy of potentially increasing the tax by up to 300% except in those parts of Wales where there is acute pressure from second home owners is inappropriate and too broad brush. Second home owners should not be regarded as a blight but a benefit in areas which are not under acute pressure. The policy should be very carefully targeted with great care and not used merely to increase revenue in hard times.
- In my case, my holiday rental is not allowed to be sold separately from my main residence (for planning reasons) and, if I were faced with an increased council tax bill (bearing in mind the WAG rule changes this year mean I will anyway face a 'normal' council tax bill where previously I had had a 100% exemption), it would make my business uneconomic. As I can't sell the property or rent it separately, for planning reasons, I would be forced to return it to being an outbuilding. This would remove a (currently) viable business and source of tourist income from Monmouthshire. I suspect many others would be in a similar position, thereby reducing the Monmouthshire tourist industry to being a 'day-tripper-only' location for most families (hotels and even B&B's are too expensive for the 6-person, 1-

week, family-stays we have). Cottages a few miles over the border, in England, don't have this problem and would massively out-compete our property.

The Wye valley is a marginal tourist area (check with any cottage rental company, e.g. Cottages.com) - it is not Snowdonia, Pembrokeshire or the Gower. Cottages located on the Welsh side of the border could not simply increase their prices to mitigate any additional council tax as customers would simply book cottages on the English side of the valley or in the Forest of Dean instead. For my property to break even, with a 300% increase in council tax (i.e. 400% from where I was in 2022), I would need to at least double my prices (and these are set by the commercial lettings agency I use, not me). This is simply unviable and the lettings agency would drop me from their books, as they would get no takers.

- In Response to the questions below, why should my gender, sexual preference, religion and ethnicity have any bearing on this survey. Surely questions related to property ownership are far more relevant and how 2nd homes or rental properties in Monmouthshire. I refuse to answer the Welsh section too as I don't feel it has any place in this survey.
- Incentives to encourage letting out of long term empty homes, in particular, would be preferable to punitive measures !!
- Introducing these premiums at the maximum level would be a strong message that MCC supports equality of opportunity and the wellbeing, vitality and sustainability of our communities.
- Is this just a punitive tax to increase council revenue or an effort to reduce homelessness? If the latter, taxing second homes is unlikely to solve the problem.
- It appears to me the consultation is so simplistic as to be of no value in establishing policy. For example, if people who are unaffected by a policy as asked how much others should be required to pay they are likely to say a high amount. However, that does nothing to establish whether those who are affected could afford to pay the amount those unaffected consider appropriate. Similarly, it does nothing to establish whether the purpose of the policy would be achieved by its implementation. In my case as explained above, it would have the opposite effect to that desired as no further accommodation would be provided and the Council would receive less income.

There is also seemingly no consideration of the condition of the uninhabited properties. Maybe they are uninhabited for a very good reason. What is being done to review this and why is it not addressed within the consultation? For example, does the Council wish to oblige owners to rent out property which perhaps does not meet modern standards?

The location of the properties is also a relevant consideration which is not addressed within the consultation. The County is comprised to a large extent of rural areas, with relative modest urban conurbations. It is supposed, that the people who require the housing in question live in the urban areas then the policy would be of no benefit to them if the housing were in the rural areas, and vice versa.

The other aspect of this is whether the same objective could be obtained by alternative means. For example, it is said there are 400 unoccupied premises. If that number of additional houses is required then the Council could build them. That might mean Council Tax is increased for everyone but that seems to me fairer than requiring a small number of people to shoulder the burden of resolving the problem.

The consultation also ignores the most fundamental issue, which is the ability of those who would be affected to pay the premium. As I've said, I could not so I would take the steps necessary to ensure it no longer applied to me. There might be some who could afford it and will pay. Again, that would mean no extra properties would become available. There

will also be those who can't pay who would like to make the property habitable but can't afford to do so. Will they get help with those costs or will they have to sell? If they do then who will they sell to and will it benefit those who the Council think should inhabit the properties?

There is nothing in the consultation about any of these practical issues so it simply cannot facilitate an informed decision.

- It is essential that steps are taken to prevent our communities dying out. Steps also need to be taken against Airbnb and other business models that are exempt. I would be more than happy to pay 10-15% on hotel charges
- It is important for the council to understand why a property is empty and what the long term plans are for the property before making any judgement. In our case, the renovation is taking longer than we would have liked, but it is progressing and we do not intend to own 2 homes for longer than necessary. The house being renovated is not habitable, so should not incur higher taxes. neither are we using any of the council services for the second home (no waste collection e.g.)
- It's a disappointing and obvious but shameful thing to be considering putting any tax up for anyone in a cost of living crisis and inflationary bubble.
- Just because the Welsh Assembly gives the power to the council to use an un-fair tax premium it doesn't mean it is right to use it. This totally distracts from the unlaying problem of council under funding, a lack of social housing, and relating to the use of council services and paying for them.
- Learn grammar. A council uses its powers, not "it's" powers.
- Mae parchorin absennol yn sugno bawdy a llewyrth o'r gimlets.
- Make sure whatever measures are imposed, affect only those who are in their situation by choice andnot ... those who are in it by necessity.
- Measures that are brought in often have unintended consequences and result in a shrinking rental sector which costs the council more in paying bed and breakfast accommodation for the homeless.

There need to be exemptions for those in need of care and support from their family where they have purchased a small second property to be nearer younger relatives based in Monmouthshire and their first property is on the market. Often warden assisted property or property for the elderly if first property takes a long time to sell and service charge fees have to be then paid for both properties.

In other words there need to be exemptions for second (one or two bedroom) homes for those who move to obtain the help and support of younger relatives until the first property is sold.

As may end up paying 2 lots of service charges, 2 lots of council tax and then any increase in council tax on top.

- My Aunt returned to her country of birth with her husband in the 1950's. He became the local postman until he retired. They at first rented a condemned cottage without mains water or an electricity supply; this they purchased later. My son inherited the cottage and during the past 10 years has upgraded the property employing local labour and materials. If he has to sell there will be a loss of income to the hospitality and general supplies industry since the wider family enjoy frequent visits.
- My family come from Brynmawr and I inherited my aunts house in Abergavenny. I have lived and worked in England all my adult life but come 'home' to my house in Abergavenny at least every fortnight. My 92 year old father lives in Cardiff, where I was brought up. My adult children, who are half Welsh come to stay in Abergavenny regularly.

Our house in Abergavenny is truly a second home and brings myself and my family immense joy.

Monmouthshire is not Cornwall, it is not awash with second homes which dislocate the housing market for local residents. At a time when everything is seen as a potential source of revenue I would ask you not to introduce such a hostile act for little financial gain to the Council. I suspect it will be revenue negative for Monmouthshire economy as a whole and sends a very bad message.

- My wife and I are joint owners of the property. When this consultation arrived by post she telephoned to ask that her name be added to that of the addressee, since there was otherwise an under-reporting of concerned individuals. She was assured that your records show that she was jointly liable for any council tax levied upon this property but told there was no way in which the computer programme could be altered to record joint ownership or additional views and demographic profile. She is white, female, Christian and a feminist and wants you to recognise that this form of inquiry privileges men and their responses to any issues raised. Please respond to this point; better still, revise the process.
- Our house has a planning schedule which stops the annex being sold or rented separately to the main house. but we have been targeted for the premium, despite it being out of our control to do anything differently. as advised by your representative on the phone I have emailed into counciltax@monmouthshire.gov.uk
- Our inherited second home is a flat in our home town.
We use it to support an elderly near relative for at least 150 days per year.
We are helping to prevent this relative from having to go into care.
If and when we decide to sell the property it will be to anyone at the then current market value.
- Owning empty, damaged, listed property is a responsibility in itself, renovating it properly, sensitively and in keeping is not cheap. Doing it properly takes time. We are not trying to gain any advantage, we are not delaying things - we had a sewage flood that set us back 6 months, Covid kept us at home. Our project is probably 18 months behind as contractors have missed out on time slots because of delays. It's all part of the joy of listed buildings. Getting high additional council tax as well would be mad, and a deterrent to those who genuinely want to conserve our heritage.
- Penalise second home owners who like their get away home but don't contribute fully to the local economy as they are away from these homes for long periods throughout the year.
People who leave homes empty should only pay the full council tax and no more.
- People who can obviously afford it, having more than one house, should pay more.
- People with second homes give very little to the community
- Perhaps you need an additional classification of "holiday let" properties, which could retain the standard 100% charge reflecting both their lower demands on local services, and economic benefit provided to the tourism industry.
- Probably loads in context of the bigger picture. Scrutinise all budgets audit where the money goes. Cut out waste turn off lights and heating. Invest in environmental impact training.
- Properties that are holiday lets should be charged at a premium. If they are then let for a large proportion of the year they may apply for a rebate. There should be no rebate as a matter of course. Some holiday lets are unviable and these should be encouraged to return to the open market.
- Questions too narrow in scope

Also on my religion or belief why no other ??

- Rather than taxing your way forward why not use the fact that you have tax raising powers as a negotiating tool with these owners to let the Council use the properties to provide accommodation for people in need. There are many business properties in Monmouth town that have been empty for many years. Why not negotiate with these owners to

refurbish and provide accommodation above the shop areas that you would manage. In return they could have a period of reduced business rates on the shop area.

- Second home ownership is a blight on local communities, artificially inflating house prices, and forcing out the locals. It is killing communities, especially coastal ones, in the UK. Most second home owners can afford to support their chosen community more than they do in their few weeks of residency. Leaving property empty for long periods, usually so that it decays and can be redeveloped, or in hopes of a larger profit later, changes the appearance of the town, and should be discouraged.
- Second Homes and Empty Properties are an easy target for increased tax. Is this really a good path for a Council to proceed? What other groups will be next? Many of these homes are inherited properties of local families. Will this decision affect inheritance of property in Monmouthshire? From the number of properties in these categories and average Council Tax of £2000.00 is this economic? Many properties might be sold - current market value prohibits the homeless similarly if properties are rented. More could be raised if Council tax is paid on holiday let properties.
- Should it be agreed that premiums are introduced for both second home owners and long term empty property owners, it should be made very clear to these owners why they are being asked to pay this premium - that Monmouthshire has a housing and homelessness issue; that young people who have been brought up in the County are forced to live in other areas because they can't afford a local home; that Council funds are scarce and that these owners will be making a financial contribution.
- Some second home owners use their second homes often and different charges should apply if a home is used at least 180 days a year. Some allowance should be made for owners who have owned their property for over 20 years.
- Something seriously has to be done to limit empty properties in the area. This includes units within Caldicot town centre, the old QS building could be being used to house the homeless for a short term. It could easily be sectioned into numerous pods/rooms.
- stop dithering and do it
- Stop wasting money and spend it removing Drakeford.
- Tackling homelessness and property-idleness should be high on the Council's list of priorities.
- Thank you for consulting us. It is lovely to be able to share views with you on subjects one fields passionately about. These moves are LONG over due. Please apply the 300% rates and get these properties back contributing to our communities.
- Thank you for opening this up for public comment. This is a critical issue nationwide. I have no objection in principle to people owning a second home which they rent out (though again, the level of council tax should reflect this), but I do feel very strongly that nobody should own more than two homes until everybody has at least one.
- Thanks for consulting and hopefully progressing these plans
- The consultation is timely and appropriate when considering the housing shortage in the area.
- The consultation needs to look at what is beneficial the whole of the county not isolated areas.
- The consultation states an objective for an empty homes premium ("to provide an incentive for encouraging occupation"). But it gives no objective for a second homes premium. Given the tiny proportion of homes in Monmouthshire that are second homes, it seems unlikely that these would lead to any of the issues potentially arising elsewhere in Wales (e.g. empty villages, exclusion from home-ownership, reduction in Welsh language use). So it is not clear why the council would seek to charge such a premium or even to consult on this.

- The council need to use all powers to get as much revenue as possible to help its citizens
- The council will undoubtedly face some very sophisticated and high-powered lobbying from rich, articulate and well-connected second-home owners and owners of long-term empty properties. I very much hope that the council can hold their nerve and do the right thing for the residents of Monmouthshire
- The County is beautiful and we respect it and aim to keep it that way by maintaining the property and always keeping up with any repairs. This is the haven that helps my disabled cope with her illness.
Thank you
- The impact of historical in - migration to Monmouthshire is disturbing in terms of it's identity as being a Welsh county. The nature of our settlements is changing rapidly as anglicisation continues. At times in Monmouth, I don't feel as if I live in Wales at all. As nice as many of our friends are who have arrived from over the border, they also bring their political outlook, a distorted view of what Wales is and almost all have no respect for our devolved status - as clearly demonstrated by their adherence to English covid rules during the pandemic. The second home opposite us was allowing visitors from England throughout Welsh lockdown.
- The preamble to this consultation focuses on the homelessness issue, this should not be relevant to this debate. The Council should ensure that builders build more affordable social housing through more rigorous planning policies on new build housing sites. Hundreds of new homes are being built and the proportion of social and affordable housing that developers are required to build should be higher. Empty properties in areas where homelessness is an issue should be targeted individually, with positive measures to understand barriers to occupation. Second home owners should not be penalised and treated as 'foreigners' with excessive cash reserves, they have all chosen to have properties in the area for many reasons, but all because they love the County and genuinely wish to support local communities. Divisive and negative economic policies serve to undermine community cohesion and create unnecessary tension.
- The questionnaire design is poor: grammatical errors (several instances of incorrect use of 'it's'); conflates gender and sex; ill-considered categories for 'ethnic group'; confusion as to whether Q.16 is asking about registered or self-identified disability; no provision for non-religious beliefs (e.g. humanism).
- The time limits for structural repairs is far too short especially when the building is Listed. The properties are unlikely to meet the standards that are and will be required for letting. The council should focus on building new energy efficient, sustainable housing.
- The wording of this form and the accompanying press release is very poor indeed. It would be surprising if you get many responses as it seems deliberately engineered to get very few responses and next to no meaningful comments. There is no better information on the website and I have failed to find any mention of Welsh Government settlement figures for this serious subject in any of your documents.
There is more nonsense about my gender age and ethnicity in the questions than about the serious economic topic concerned. Please stop being so politically correct and think about the prosperity of the county and its rental businesses.
Self catering properties in Monmouthshire are largely of good quality and bring into the county high spending people all year round (not part of the year as in some Welsh Counties) See STEAM FIGURES . They contribute greatly to employment and to the tourism spend multiplier. It seems as if some officials do not understand the difference between a busy self catering property and a rarely used second home. This is shocking. Second homes should pay rates. Why they should pay more when they are unused is beyond me as they cause no difficulty to anyone, are not demanding of road, education, refuse or health provisions.
Question 10. Who or what is a resident of Monmouthshire County Council. Do you mean of the County or are people now resident in the council offices? very poor wording.

- There are a range of reasons why properties are unoccupied or used as second homes and there needs to be an easy way to discuss this with a sensible approach to applying discretion without resort to legal process.
- There are plenty of ways to obtain additional funds for a council. This is not one of them.
- There is a balance to be found. Second home owners should contribute more in council tax, despite using less services, as their absence from local affairs is a societal cost in a non financial way and many of the aspects of local society that attracted the owners still needs to be paid for. On the other hand local communities need tourism and UK holidaymakers, and need the investment people put into second homes. But communities also need to feel that having second homes in their community is worthwhile and so an extra contribution is both fair and should be portrayed as a valued contribution by councils.
- There is a house near mine that has been empty for years and I think it is such a waste.
- There will be a negative impact on tourism if this premium goes ahead. We use our second home at least once a month and for two weeks in the summer plus over Christmas. Often, we arrange for friends and families from England to visit my home town at the same time. This considerably boosts the amount of money spent on these visits. This will all stop if we cannot retain our second home which is in my home town. I am fiercely proud of being Welsh. But I do feel I am being banished from my own country. It is difficult to promote Wales if you are no longer able to visit your home town yourself.
- These measures won't tackle homelessness. Need to build council houses to tackle that.
- This is an obvious soft target to raise income for the council just like parking charges were. This has contributed to the decline of our town centres and will backfire in the long term by discouraging investment and improvement to the housing stock in the long term.
- This option is just another way to punish people who are already contributing to the local economy or trying to improve their properties. If an empty property is left to deteriorate then maybe an additional charge could be considered but for those trying to make home improvements then it seems very unfair
- This seems like a short term knee jerk response that will create a long term Economic dis benefit to the county
- TO INTRODUCE A PREMIUM ON PROPERTY CHARGES WHEN THERE IS ABSOLUTELY NO BURDEN ON THE LOCAL AUTHORITY IS UNFAIR AND COULD ALMOST BE DEEMED AS PUNITIVE CHARGE FOR INVESTING IN THE PROPERTY MARKET AS OPPOSED TO INVESTING IN STOCKS AND SHARES OR GOLD ETC IT IS MANIFESTLY UNFAIR
- Wales and particularly Monmouthshire already does enough to discourage people from visiting with petty regulations, exorbitant council tax rates, and high car parking charges.
- We currently have an empty property in Monmouthshire which is being renovated. As the renovation has taken over a year we are now paying council tax in 2 counties which seems unjust.
- We have rented out a flat via Airbnb, and there is clearly not enough supply in the centre of number for this. It brings in much-needed support for the businesses and shops of Monmouth, and I think it would be an own goal to penalise this.
- We have several properties in Monmouthshire including long term let's and holiday lets. There's normally a good reason why properties are empty for long periods of time.

As feedback we have been improving one of our properties so it has been empty. We investigated the Monmouthshire support for improvements that was available. The MCC staff were really helpful but the length of time taken to obtain the support meant that the property would have been empty for much longer than with other forms of finance.

We also have one property that we sometimes let longer term and other times holiday let. In this case the property would flip flop between commercial and residential. It is not clear

how easy this would be to do.

It is not clear from the consultation how many second homes and empty properties would be subject to any charge and therefore how much more money could be raised. We received 3 letters from the council in relation to this consultation. One property is for sale and would be exempt from the charge, one has a planning restriction so that it cannot be used as a permanent dwelling and the other is a holiday let that over COVID was occupied as an AST and was therefore categorised as residential. None of these will attract a cost under the proposals.

One final comment is that this consultation seems to be driven because of the lack of accommodation available in Monmouthshire. One of the significant barriers to creating residential accommodation is not the number of empty properties but the time taken for planning issues to be resolved in the county. If the planning department were able to operate to their obligated timeframes more dwellings would be available in the county. Our experience is that this aspect contributes significantly to delays in turning empty and potentially new properties into dwellings and addressing this issue would impact more significantly on the issue than a notional increase in council tax on a small number of properties most of which will be exempt.

- We would like to rent it out to help with homelessness but having been unable to get into Wales this has set us back by 18 months. If a premium is applied we feel aggrieved as the property would have been finished and be rentable or we would have moved in ourselves by know guilt time. There needs to be some natural justice in all of this please.
- When it comes to a property that has been classed as "long term empty" due to the owner having to defer building work being carried out for the past 6 months because they have had to look after a terminally ill relative, until they recently passed, is morally wrong. Again, this should be assessed on an individual basis, instead of taking the approach of financially crippling people at the worst possible time.
- While I strongly support the general idea, I would stress the need for a workable appeals process.
- Why have we not already done this.
- Why is it down to homeowners to provide accommodation and a premium to the homeless. It is down to the government to build more accommodation or affordable housing for local people. This is yet another short fall despite increased taxes and costs
- Why should people have second homes when there are large numbers who have no home at all, or have to move away from their roots to find a home.
- Will something more also be done about empty business premises? Like the Royal Hotel in Usk which has been empty for at least 10years. Compulsory purchase of buildings left to fall down would be good. They could then be turned into flats for the homeless. Also is Monmouthshire going to appoint an empty homes officer as recommended by WG?
- With all of the squeezes it is very unfair to add additional taxes without really knowing the circumstances. A broad approach like this will end up taxing people who don't deserve it and can ill afford it. As I have mentioned we would sell our property if there were a buyer - instead of it being empty we bring people in to the region who spend money in local venues. Please don't penalise everyone without understanding the situation.
- with the cost of living crisis everyone is struggling I am not a property developer and will not be making money out of the property
- yes i think its a brilliant idea and well overdue !
- Yes, start managing with the budget you have. People cannot afford any more money. We do not have a bottomless pit of cash to give to you, utility companies and good retailers. Cut your cloth to suit your budget. Stop paying executives and councillors top whack. Turn the lights off in your buildings and turn the heating down a few degrees! Stop having unnecessary meetings that cost time and money and start running a lean, cost effective and efficient council.

- Yes, the whole idea is abhorrent. I'm sure many will vote yes in some mad feeding frenzy of sticking it to those who must have more than they do. Fairness would be those that use the most services pay pro-rata, but as Mrs Thatcher found out, not matter how fair that would be, those used to getting things for nothing will always complain when faced with the real value of services they receive.
- Yes, we are of the wealthiest counties in Wales, you need to be charging tax at a much higher rate to the most wealthy. We a good share of the millionaires!!!
- You don't make any reference to the owners ability to pay a premium charge in any cases. I get the whole 'tax the rich more' philosophy, and I do not own a second property personally, but I cannot see any fairness in charging a premium on an assumption that a second home/vacant property owner can afford to pay more.
- You should not charge anything extra as the council tax in Wales is ridiculously high as compared to England

Other optional questions:

- Gender:

Male	126
Female	139
Non binary	1
Prefer not to say	43
Other	3

Is the Gender you identify with the same as your gender registered at birth

Yes	257
Prefer not to say	49

- Sexuality:

Heterosexual	211
Gay or Lesbian	9
Bisexual	3
Asexual	1
Prefer not to say	68
Other	11

- Age:

18 to 24 years old	1
25 to 34 years old	14
35 to 44 years old	31
45 to 54 years old	51

55 to 64 years old	81
Over 65 years old	84
Prefer not to say	46
Other	1

- Ethnicity:

British	118
English	26
Indian	1
Irish	1
Scottish	3
Welsh	103
White and Asian	4
Prefer not to say	42
Other	7

- Registered disabled:

Yes	20
No	240
Prefer not to say	50

- Religion/Belief:

No religion or belief	127
Buddhist	1
Christian	105
Muslim	1
Prefer not to say	70

- Caring responsibilities:

None	176
Primary Carer of a child/children under 18	48
Primary Carer of a disabled child/children	3
Primary Carer of a disabled adult (18 and over)	7
Primary Carer for a older person	21
Secondary Carer	17
Prefer not to say	39

- Impact on the Welsh Language – in excess of 300 comments were made to this question. Responses are shown below.
 - A person does not need to speak Welsh to be Welsh.
 - A ridiculous sum of money is spent on promoting the Welsh language. Local councils should be able to decide how much is justified in their area. Having this language forced upon us makes us resent it.
 - Accept Welsh is fading away. English is more important. Stop wasting money on doing everything in 2 languages.
 - Agree with promotion of Welsh
 - Allowing young people from local areas to stay locally will embolden a sense of community and those learning Welsh will continue to live in our county and have the ability to use the language rather than moving away
 - As a Fellow of the Learned Society of Wales, I am a strong advocate of equal support for the Welsh language and culture. The number of second homes in Monmouthshire is quite low, much lower than in holiday destinations elsewhere in Wales (e.g. Pembrokeshire, Carmarthenshire, Ceredigion), so the effect of these proposals on the Welsh language would seem to be marginal.
 - As a Welsh speaker, second homes affect us very negatively. Since moving south I am surprised at attitudes towards my language. I feel very strongly about Monmouthshire place names, how they have been changed into nonsense names because apparently English people are incapable of saying the real names correctly. Why are so many English people completely stupid when it comes to languages, and why do we accept that their revised versions are right? We need to embrace our history especially in one of the counties that has fought so hard to exist in Wales. It shouldn't be hard for people to learn to respect that this is a different country I propose place name pronunciation and meaning as a starting point at least!
 - As I have alluded to above, Welsh is under threat from immigration. I personally complained to the Welsh Language Commissioner when the Monmouthshire Beacon ran a story about the former Conservative MCC who were considering replacing bilingual road signs with English only signs! The Commission found in my favour over 3 breaches of the regulations! When such a large % of the county are not native to Wales, their attitudes to the use and even existence of Welsh as a language of ANY status, let alone equal status, greatly diminishes the potential for Welsh to survive, let alone grow.
 - By ensuring that young families could afford to buy or rent property within their communities, would help to make it clear that these are distinctively Welsh communities, not just holiday accommodation which takes no account of the local community. This would help to make clear that the Welsh language is at least as culturally important as English and encourage people to be proud of being able to speak Welsh.
 - Cannot see the relevance of this question. I am not a Welsh speaker nor are any of my family (also Welsh) or friends or colleagues or neighbours. I prefer to see the levy as a means of levelling up.
 - Do not know
 - Do not understand this question in the context of the survey
 - Don't think it's an issue regarding the subject matter

- Dylid bob amser hysbysu'r ffaith bod yr iaith Gymraeg yn cael ei defnyddio yn Sir Fynwy a bod cyfleoedd i bawb fanteisio ar hyn, boedd hynny mewn addysg neu dysgu'r iaith yn oedolyn. (The fact that the Welsh language is used in Monmouthshire should always be informed and that there are opportunities for everyone to take advantage of this, be it in education or learning the language as an adult).
- Empty houses force Welsh families to move away (in our case FoD) and our community suffers from these Welsh learners forced out of the villages.
- Hard to say without knowing more about the language preferences of property owners and the culture of the residential areas in which properties are located.
- Honestly don't think there would be any impact on Welsh language uptake. Welsh is rarely spoken in my home town. I have been taking Welsh lessons as I believe it important to preserve the language and culture of Wales.
- Houses for local people i.e. Welsh, would preserve the culture and language as we are at severe risk of diluting these and is that not what people love about visiting ??
- How many council employees speak Welsh and use it daily? Not many... absolutely no use at all.
- How many of the second homes are owned by families with school age children who are primarily educated outside of Wales? If this is a significant number, then it could be argued that fewer children with an interest in the county are exposed to Welsh language education.
- I believe the Welsh Language should be preserved but realise it is not a commercial language -A great Cultural asset to be encouraged .
- I cannot see how this has any impact on the Welsh language.
- I cannot see how this survey on second homes or empty properties will have any impact on the Welsh language.
- I cannot see that they would have much effect except I suppose second home owners are less likely to have an interest in the Welsh language - but that is really rather a tenuous link.
- I cannot see they would have any direct affect.
- I can't foresee any significant effects on opportunities for people to use Welsh or the treatment of the Welsh language. Perhaps encouraging empty properties or second homes to be made available for people to live in full-time would enable families with young children (learning Welsh at school) to stay in the county and therefore help sustain/grow the use of the Welsh language in our communities... but I think this would be a minor effect.
- I can't immediately see how raising council tax here would impact the development of the Welsh language. Perhaps I'm just being twp.
- I can't see a link
- I can't see the relevance
- I can't think of a negative effect. A positive effect could be enabling communities to retain more people with local connections and with the rise in learning of Cymraeg it will surely underpin a Welsh identity thus supporting the use of the language and acknowledgement of the culture
- I do not believe this will affect the Welsh language.
- I do not see any relationship between these proposals and the furtherance of the Welsh language in the Monmouthshire area. This question is more applicable to seaside towns such as St David's or Barmouth where there is a much stronger argument that second homes are to the detriment of the local community. Having said that, it should not be forgotten that immigration can bring a vibrancy and increased wealth to an area. It's a matter of balance and perspective.
- I do not see any relevance.
- I do not understand how this consultation affects the Welsh language as the primary language in the county is English with even the majority of parents of children attending

Welsh schools speak to their children in English witnessed by myself as living in close proximity to a Welsh speaking school.

- I don't consider this question relevant to the key issue - empty homes. (I can speak some Welsh)
- I don't feel qualified to say really and I am not a Welsh speaker. However I am sure people owning 2nd homes on the scale it is in the county is not hampering efforts to spread the use of the Welsh language. It would be misguided to think that any reduction on the relatively small number of 2nd homes would mean more Welsh being spoken. The increase in use of the language is concerned with schools and culture not reduction in a small number of 2nd home owners
- I don't see a connection
- I don't speak Welsh. This question seems random.
- I don't think it will make any difference
- I don't think there would be any effect on the use of Welsh language in this area which is little used anyway.
- I don't think this applies?
- I don't feel competent to answer this question.
- I don't think our county is an area where this will have a big effect.
- I don't think there's any connection or relevance. They are separate matters
- I don't think this will help in any way
- I feel that increasing the council tax on second homes would actually incentivise people to buy second homes outside Monmouthshire and Wales. Many new learners of Welsh (or, like myself, those who learnt as a child and are now re-taking Welsh lessons in later life) would therefore be lost, in a county where Welsh is not habitually spoken, but has seen a resurgence in recent years with many incomers from England taking up Welsh or sending their children to Welsh-medium schools.
- I feel we promote a strong advocacy for Welsh language and that maybe people who can speak Welsh e.g. in shops etc could display a sign so that it would help to hear it more
more Welsh language classes for adults in the evenings
- I have no firm opinion on this matter. I like the idea of a good strong Welsh speaking tradition though.
- I have not seen evidence of local people wanting to learn or speak Welsh. If tourism was increased, it may increase people's interest in learning Welsh as that would become part of the tourism industry.
- I hope that the proposals would have a benefit on the use of the Welsh language as the encouragement of the use of Welsh is important for Wales and it's cultural identity.
- I love to hear people using the Welsh language and do not feel that there would be any change to the opportunities for people regarding the Welsh language.
- I see no effect on the Welsh language from these proposals
- I sincerely hope your actions would not discriminate against English only speakers in Wales.
- I speak English not Welsh so need everything in English. Happy for Welsh speakers to have everything in Welsh. Bilingual signs are good.
- I think it would have no impact, Welsh speaking in Monmouth is limited to a small part of the population
- I think this question is a little odd and seems to be box-ticking for WG
My idea of restricting people having second homes from outside the county could only support the Welsh Language.
- I would not see these proposals having an effect on the Welsh language. The impact on housing stock will be small.
- I'm not sure this is a bit problem in Monmouthshire but if it encourages second home owners to sell to Welsh people it can only improve Welsh language use and provisions.

- Idiomatic Public sector speak.
What language people speak should have no effect whatsoever on taxes they pay.
- I'm afraid that I have no desire to promote the use of the Welsh language, having grown up in Europe where different languages predominated and they, along with regional differences - do you know how many versions of German are commonly in use? - at least three - and it all works perfectly well to this day.
In fact I'm against road signage being bilingual - I think it's a distraction that is liable to cause accidents. There's many a time I have driven past a sign without being able to sort out the bit that I can read.
- I'm not sure how relevant this is to this particular issue, but I am all in favour of promoting the teaching / learning and use of Welsh as widely as possible. Lose a language, lose a culture.
- Imposing penalties on second home owners may run counter to the objective of allowing or encouraging lifestyles in which people engage in both Welsh and English languages and cultures.
- In a largely English speaking county, I doubt that the changes would have a significant impact.
- In Monmouthshire there would be minimal effect on people using the Welsh language. The majority of Monmouthshire Local people born in the county and their parents and possibly grandparents do not speak Welsh as a first language they speak English.
- Increased sale of 2nd homes, possibly increasing the number of children in local schools, which would then be over subscribed, so detrimental.
- Increasing the Council Charge for second homes could limit or reduce the number of properties left empty or used as holiday lets, thereby having more long term usage by families. They can have the opportunity to learn of the county's wonderful Welsh heritage, to value the meaning of its descriptive place names and to have their children attend our Welsh language schools
It is most encouraging to have many incoming residents to Monmouthshire as well as long term residents, now learning the Welsh language. Many of these have become very proficient and make a valuable contribution to the Welsh language activities in the county.
- Inhibiting the tourist trade would lessen revenues for Wales, leaving less money to spend on promoting Welsh culture.
- Irrelevant to this consultation.
- Irrelevant. What a ludicrous question to ask. And it suggests increasing council taxes for certain properties has some anti-foreigner undertones to it.
- It is possible that the proposals may lead to more people living permanently in Monmouthshire and, therefore, a few more people speaking Welsh (which is good). I don't think it will have a huge impact on the current situation.
- It is wonderful that the beautiful Welsh language is now starting to flourish. I do not think that the second home owners will have any effect on this one way or another. It is substantially an issue for those almost certainly with first homes in the county/country who have a choice unless of course they are in roles which require the ability to speak Welsh as well as English (if they are indeed English speakers).
- It matters not.
- It sends out a message that outsiders are not welcome, don't do it.
- It won't have any at all. No one ever speaks Welsh in Monmouthshire anyway.
- It would improve future prospects of the Welsh language by releasing housing in rural areas for locals and not diluting population of Welsh speaking areas. I recognise that it could be interpreted as racial bias.
- It'll have very little effect either way in Monmouthshire
- likely to improve the opportunities for people to live permanently in Monmouthshire and may therefore increase access to and use of Welsh

- Little impact in a relatively non-Welsh speaking County.
- May help Welsh language if more people lived in towns and support local services and courses etc.
- Minimal
- Monmouth, specifically, is a border town, and thus highly unlikely to adopt Welsh as the primary language, the same as border towns around the world. Enabling the locals to live where they were born, and afford to bring their children up here would increase the use of Welsh, since it is taught in schools.
- Monmouthshire has been Norman French, latterly English speaking for over 1000 years. Because Edward Heath erroneously believed it was Wales, doesn't mean it s populace need spend time learning a non-native tongue
- Monmouthshire is a part of the United Kingdom. The language of the UK is English. People are free to speak Welsh or any other language but it should not be forced upon us. Why not consider Polish - probably more people speak Polish fluently in the area than Welsh.
- more events, learning classes, advocacy for people to speak it around town.
- More local people living in holiday hotspots that are currently excluded by price - this would improve the extent of the Welsh language.
- More permanent residents would increase the chances of embracing the Welsh language
- Negative and detrimental. We should be welcoming visitors and non-residents.
- Negative effect
- No effect.
- No effect. Welsh language is surely a personal matter depending on region and family history. I firmly believe that to try and force parity between English and Welsh would be counter productive. English is a global language Welsh is not.
- No impact on Welsh language in Monmouthshire.
- No views on this
- No views, Born in Monmouthshire. Never taught it .Never needed to use it. This is border country , plenty can't grasp English so what chance Welsh. Its good to teach but English speaking only Welsh people should not be discriminated against. Cymru am byth!
- None - stupid question
- Not applicable Welsh is not spoken in this area
- Not relevant to this important consultation.
- Not something that concerns me
- not sure as I am not a Welsh speaker.
- Not sure how this is relevant.
- Not sure that it would have any effect
- Not sure what this means. Releasing empty properties may help with outward migration of Welsh speakers?
- On the Welsh language in Monmouthshire, none!
- Penalties for second home ownership would deter lifestyles which allow people to engage in both Welsh and English language and culture.
- Ridiculous question - this is about council tax premiums to fund homelessness - no idea how that links to the Welsh language.
- Second homes have a huge negative impact on the Welsh language, as native speakers switch to English to accommodate non Welsh speakers needs socially and in shops etc. Changes the dynamics of an area.
- Second homes have a negative effect on the Welsh Language and reduce the opportunities for Welsh to be spoken regularly in the communities where there is a disproportionate amount of second homes.

- slight improvement
- Sorry but I don't want to answer this question
- Sorry but I have no experience or knowledge enough to answer this. Being a grandparent of two who are fluent Welsh Speakers, I can but refer the question to them. They will give feedback in a separate survey questionnaire.
- Supporting local people who are more likely to speak Welsh to live in Welsh houses.
- The more second homes, the more English speaking presumably but I'm not sure how many Welsh speaking communities there are in Monmouthshire.
- The Welsh language should not be promoted as it is at present. The cost is prohibitive and not justified.
Welsh should be a voluntary language not an induced one at vast expense. In Monmouthshire it is totally unnecessary to promote the language in schools
- There would be no effect on the Welsh language.
- This drive to establish the Welsh Language can be very divisive and raises divisions rather than contributing to community.
Are we saying that there are second class citizens because they do not speak Welsh.
- This will have no effect at all on the Welsh language.
- This would have no effect on the Welsh language whatsoever - it seems idiotic to even consider this. Welsh language is important for Welsh people re Welsh culture, heritage etc, but English is important as it is the international language. Welsh people should be encouraged to be bilingual as for example in the Nordic countries.
- Undecided
- Unfortunately I do not speak Welsh, but believe that not being Welsh impacts on the culture of an area, which is especially applicable to Monmouthshire being on the border with England.
- Utterly irrelevant to this survey
- 'views on the effects that the proposals would have on the Welsh language' - I assume you are talking about the increased rates. If we get more homes occupied all year, these increase the potential for more people with children going to Welsh language schools. My brother and his wife moved from Bristol many years so their children could be brought up speaking Welsh. Affordable housing by removing these 2nd homes will help more people.
- We are in favour of preserving the Welsh language and culture - Ms Davies was brought up on both and has Welsh speaking heritage. We do not think that outpricing second home owners will affect these issues - adversely it may impact negatively on the local economy.
- We support the Welsh language as our grandchildren are Welsh and will be brought up speaking the language. However, I do not believe that Monmouthshire has a high proportion of Welsh-only speakers.
- Welsh language was nearly annihilated in the 80s and we need to preserve our culture and heritage..its our identity as Welsh not English
- what a waste of money the Welsh language is the is so much that the money could be spend on like our hospitals
- Whether or not this proposal is adopted, it will have no effect on the use or otherwise of the Welsh language.
- Would not effect the Welsh language
- As I understand it there are no proposals as yet. It is a consultation on whether the Council should use its discretionary powers. However, I think that if the Council introduce a premium on second homes in Monmouthshire, less people who are Welsh by birth will buy here. They will look elsewhere.
- Bilingual signs

- I can't see a feasible solution to the Welsh language problem - unless you make it mandatory for all second home owners to attend Welsh classes, which would be impractical to organise and impossible to monitor and enforce.
- I do not believe this would affect learning the Welsh language.
- I don't know. All I do know is that while at school in Ebbw Vale in the 50s and early 60s - EV was in Monmouthshire - we were not compulsorily or routinely taught Welsh. This is a great regret in my life, and I think this has had a greater impact on the Welsh language than any of the proposals might have, either positively or negatively.
- I speak and read Welsh as a native of Gwent where I was born in 1959. I use my Welsh verbally whenever I can and am fluent. I think everything should be done to extend the use of Welsh in the County as it is part of Wales. If I wanted tenants I would favour Welsh speaking tenants and I use Welsh with my neighbour at the property in question. Second homes in Wales should be severely restricted in favour of native residents.
- I think it would have a neutral effect.
- I'm not sure what this questionnaire on property has to do with my sexual orientation, religion, or the Welsh language. My family has lived in Monmouthshire or Herefordshire for three generations, and I think anything that is done to create friction between the English and the Welsh is unhelpful.
- If learning Welsh privately, lessons may have to be forfeited and thus lessons stopped. This will have a detrimental effect
- It should not be possible for the Welsh language placenames to be anglicised be they homes or geographical features in the landscape this is our heritage and spells out what Wales is about. Diolch yn fawr am cymryd amser i ddarllen yr atebion dwi wedi rhoi.
- The CLA policy on Welsh language is that the Welsh language should be used in a positive capacity not in a negative or discriminatory capacity. Where there is legitimate value to be added to a business operation through use of the Welsh language or there is a desire from the owner / land manager to conduct business through the Welsh language then this should be encouraged and supported. People who do not wish to do this should not be treated negatively.
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- The increase in taxation should not be on disabled people and old age pensioners. Maybe personal working could pay in proportion to their earnings?
- The local community that I visit do not speak Welsh so I don't see how it would be affected
- The proposals will have no effect.
- There will be absolutely no effect on the language.
- There would be no effect.
- These proposals have absolutely nothing to do with any aspect of language. While I understand this is presumably a required question to all consultations, surely it's obvious that a question about taxation doesn't impact language?
- These proposals have absolutely nothing to do with the Welsh language, so I don't see how it can possibly have any effect in any way.
- This is a completely silly question and has no bearing on the consultation whatsoever
- This is a completely silly question and has no bearing on the consultation whatsoever
- Very Bad proposal .
- At the age of 84, I am too old to learn Welsh, but I understand any concerns

- I believe these proposals could be harmful as it further enshrines difference and seeks to 'other' people not presumed to be Welsh or presumed not to be interested in learning the Welsh language.
- I think it will be neutral, save that it may exclude people with a real love for Wales and it's language.
- I'm not sure how council tax premiums will help the Welsh language? Legislation on equality of language along with funding for schools and the arts are the only known way to promote a language that i am aware of? given that the majority of the richest people and entities are outside of Wales, making Wales more expensive is likely to damage the Welsh residents by pricing them out of the markets
- It will have no effect
- Monmouthshire is primarily a non Welsh speaking county so this would not have any effect on the Welsh language.
- My children attended a Welsh-medium primary school (in Powys) and a Welsh-medium secondary school (Ysgol Gyfun Gwynllyw in Monmouthshire). I had to pay for them to use the school bus for Ysgol Gyfun Gwynllyw (because we lived in Powys), but I am so glad they had this opportunity. In my experience there are many Welsh people, born and bred in Wales, who have no interest in the Welsh language, whereas there are many people, even those without any Welsh heritage, who take the trouble to learn Welsh and send their children to Welsh-medium schools, so I do not think you should be overly worried about the Welsh language being treated less favourably than English. The council could perhaps notify residents about Welsh classes rather than leave it to chance that they find out about such classes !
- None. The proportion of homes involved is too small to have any discernible effect on the Welsh language.
- This is a very difficult question to answer it almost borders on ridiculous
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