

Have your say: Should we raise council tax on long-term empty homes and second homes in Denbighshire?

We are proposing increases to the domestic council tax premium for long-term empty and second homes in Denbighshire.

This proposal follows the introduction of new powers granted by Welsh Government, allowing local authorities in Wales to charge up to 300% over the standard charge.

The current charge for long-term empty homes and second homes in Denbighshire is 50% over the standard charge. We are proposing to increase this to:

1. From 1st April 2024: all long-term empty homes and second homes in Denbighshire will be charged 100% over the standard charge
2. From 1st April 2025: all long-term empty homes and second homes in Denbighshire will be charged 150% over the standard charge
3. From 1st April 2024: all long-term empty homes which have been empty for a continuous period of 5 years or longer will be charged an additional 50% over the proposed increases. This means the charge for these properties will be 150% over the standard charge from 1st April 2024, and 200% over the standard charge from 1st April 2025.

By increasing the council tax charges on long-term empty homes and second homes, we hope that homeowners will be encouraged not to leave their properties empty.

We would like to encourage homeowners to bring long term empty and second homes back into use for the benefit of the local community and economy.

How to respond to this consultation

To respond to this consultation, please complete the attached consultation questions. You will need to provide your name and contact details. These will be used by Denbighshire County Council only for the purposes of verifying consultation responses. If you wish to receive a copy of the consultation report when available, you will have the opportunity to opt-in to this at the end of the consultation survey. For more information on how Denbighshire County Council handles your personal data, please visit the Council's website:

www.denbighshire.gov.uk/privacy

You will then need to return your response in one of the following ways:

1. Take it to any Denbighshire County Council Library and One Stop Shop
2. Post it to:
Revenues Services, Denbighshire County Council, Russell House, Churton Road, Rhyl,
LL18 3DP

The closing deadline for all responses is Wednesday 21st June 2023

Which of the following apply to you?

Definitions to help you answer this question:

- A long-term empty home is a dwelling (a domestic property designed to be lived in) that remains unoccupied and substantially unfurnished for a continuous period of at least 1 year.
- **A second home** is a dwelling (a domestic property designed to be lived in) that is a substantially furnished property and not a person's sole or main residence

Please tick all that apply

- | | |
|--|---|
| <input type="checkbox"/> I live in Denbighshire | <input type="checkbox"/> I own a long-term empty home in Denbighshire |
| <input type="checkbox"/> I own a second home in Denbighshire | <input type="checkbox"/> I own or work for a business in Denbighshire |
| <input type="checkbox"/> I am a Denbighshire County Councillor | <input type="checkbox"/> I am a member of a Town, City or Community Council in Denbighshire |
| <input type="checkbox"/> Other (please tell us) | |

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Please tell us to what extent you agree or disagree with our proposals for second homes in Denbighshire:

A second home is a dwelling (a domestic property designed to be lived in) that is a substantially furnished property and not a person’s sole or main residence.

There are currently 391 second homes in Denbighshire.

For second homes, we are proposing:

- To raise the premium to 100% over the standard charge from 1st April 2024
- To raise the premium to 150% over the standard charge from 1st April 2025

Please tick one option only in each row

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree	I am not sure / I don't have an opinion
To raise council tax to 100% from 1st April 2024	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
To raise council tax to 150% from 1st April 2025	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

What impact do you think that an additional council tax premium on long-term empty homes and second homes could have on the supply of affordable housing in Denbighshire?

Affordable homes are properties which cost no more to rent or buy than 80% of the average market rent or sale value

Please tick one option only

- No impact on the supply of affordable housing
 A decrease in supply of affordable housing
 An increase in the supply of affordable housing
 I'm not sure / I don't have an opinion

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What impact do you think that an additional council tax premium on long-term empty homes and second homes could have on the supply of property available for private rent in Denbighshire?

Please tick one option only

No impact on the supply of rental housing

An increase in the supply of rental housing

A decrease in the supply of rental housing

I'm not sure / I don't have an opinion

What impact do you think that an additional council tax premium on long-term empty homes and second homes could have on house prices in Denbighshire?

Note: by 'house prices' we mean the purchase price of freehold properties available to purchase on the open housing market, either via estate agents or via private sale.

Please tick one option only

No impact on house prices

An increase in house prices

A decrease in house prices

I am not sure / I don't have an opinion

Do you think that an additional council tax premium on long-term empty homes and second homes could have an impact on the tourism industry in Denbighshire?

This could include:

- People visiting places or attractions in Denbighshire for day visits
- People visiting shops and retail outlets in Denbighshire
- People staying in Denbighshire overnight in serviced accommodation such as hotels or bed and breakfast, self-catering properties, and caravan/camp sites

Please tick one option only

Yes

No

I'm not sure / I don't have an opinion

Would you like to give any reasons for your answer(s) to this question?

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Would you like to make any comments to support your responses?

House rules for comments

You are entitled to be as positive or as critical as you wish in making comments or observations as part of this consultation, however we politely request that your responses are civil and respectful.

Council staff and other individuals or organisations working on a future approach to council tax premiums in Denbighshire have a right to carry out their work free from abuse or fear of harm.

We will not consider any comments which:

- are unlawful, defamatory or libellous, abusive, threatening, harmful, racist, homophobic, transphobic or otherwise discriminatory
- bully, harass or intimidate any individual or organisation (either within or separate to Denbighshire County Council)
- use foul language

Any comments you make which fall foul of these guidelines will result in your entire response being removed from this consultation (including your answers to multiple-choice questions).

You can continue on a separate sheet of paper if necessary:

Your contact details

To complete this consultation, we require you to provide your contact details. You can also choose to stay in touch if you would like to receive a copy of the consultation report when it is available.

Privacy Statement

Denbighshire County Council will only use your personal details for the purposes of verifying responses and mapping respondent interest. Any data you do provide will be anonymised before being inserted into any final consultation reports.

If you would like to be informed of the outcome of the consultation, Denbighshire County Council will also use your contact details for this purpose.

For more information on how Denbighshire County Council handles your personal data, please visit our website:

www.denbighshire.gov.uk/privacy

What is your name? _____

What is your address?

Would you like to stay in touch?

If you would like to be informed of the outcome of this consultation, you can opt in to receive a copy of the consultation report (when available) and any further updates relating to this topic.

Please tick one option only

Yes

No

If you would like to stay in touch, how would you like to be contacted?

<input type="checkbox"/>	Please write to me at the above address	
<input type="checkbox"/>	Please email me, my email address is:	
<input type="checkbox"/>	An alternative means of contact:	

What is your preferred language?

Please tick one option only

Cymraeg (Welsh)

English

Another language (please tell us)

Thank you. You have completed the main part of the survey.

We would be very grateful if you could also take the time to tell us a bit about yourself by answering some standard equality monitoring data.

This helps us to ensure that we are reaching as many of our diverse communities in Denbighshire as we possibly can as we continue to develop our future Corporate Plan.

If you do not wish to complete these questions, you can leave the rest of the survey blank.

What is your ethnic group? Please choose one option that best describes your ethnic background

Please tick one option only

- | | |
|--|---|
| <input type="checkbox"/> White | <input type="checkbox"/> Gypsy or Irish Traveller |
| <input type="checkbox"/> Mixed - White / Black Caribbean | <input type="checkbox"/> Mixed - White Caribbean |
| <input type="checkbox"/> Mixed - White / Black African | <input type="checkbox"/> Mixed - any other background |
| <input type="checkbox"/> Black - Caribbean | <input type="checkbox"/> Black - African |
| <input type="checkbox"/> Black - any other background | <input type="checkbox"/> Asian - Indian |
| <input type="checkbox"/> Asian - Bangladeshi | <input type="checkbox"/> Asian - Pakistani |
| <input type="checkbox"/> Asian - Chinese | <input type="checkbox"/> Asian - any other background |
| | <input type="checkbox"/> Prefer not to say |

Any other ethnicity

How would you describe your national identity?

Please tick one option only

- | | |
|---|--|
| <input type="checkbox"/> Welsh | <input type="checkbox"/> British |
| <input type="checkbox"/> English | <input type="checkbox"/> Irish |
| <input type="checkbox"/> Northern Irish | <input type="checkbox"/> Scottish |
| | <input type="checkbox"/> Prefer not to say |

Other (please specify)

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How would you best describe yourself?

Please tick one option only

Man

Woman

I think of myself in another way
(please tell us)

Prefer not to say

Which of the following best describes your sexual orientation?

Please tick one option only

Heterosexual /
Straight

Gay man

Gay woman /
lesbian

Bisexual

Prefer not to say

Other (please tell us)

Are you married or in a same-sex civil partnership?

Please tick one option only

Yes

No

Prefer not to say

Please tell us your age

Please tick one option only

0-15 years

25-34 years

45-54 years

65-74 years

16-24 years

35-44 years

55-64 years

75 years or above

Prefer not to say

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What is your religion or belief?

Please tick one option only

- | | |
|--|------------------------------------|
| <input type="checkbox"/> No religion | <input type="checkbox"/> Christian |
| <input type="checkbox"/> Muslim | <input type="checkbox"/> Buddhist |
| <input type="checkbox"/> Jewish | <input type="checkbox"/> Sikh |
| <input type="checkbox"/> Atheist | |
| <input type="checkbox"/> Prefer not to say | |

Other (please tell us)

Caring

Do you look after or help family members, friends, neighbours or other people because of:

- A long-term physical or mental health condition or disability
- Problems related to old age

Please tick one option only

Yes

No

Prefer not to say

Disability:

Section 6(1) of the Equality Act 2010 states that a person has a disability if:

- That person has a physical or mental impairment, and
- The impairment has a substantial and long-term adverse effect on that person's ability to carry out normal day-to-day activities.

Using this definition, do you consider yourself to be disabled?

Please tick one option only

Yes

No

Prefer not to say

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Please select the most appropriate options below in relation to the Welsh language

Please tick one option only in each row

	Extremely confident / Welsh first language	Very confident / Welsh second language	Somewhat confident / Welsh learner	Not very confident / Beginner learner	Not at all confident / Not learning	No interest	Prefer not to say
Ability to speak in Welsh	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ability to read in Welsh	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ability to write in Welsh	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Knowledge of the Welsh language and Welsh culture	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Diolch am eich amser / thank you for your time

Your views will help us to understand what our approach should be with regards to council tax charges for long-term empty homes and second homes in Denbighshire,