Appendix Two

North West Leicestershire District Council

Council Tax Survey review

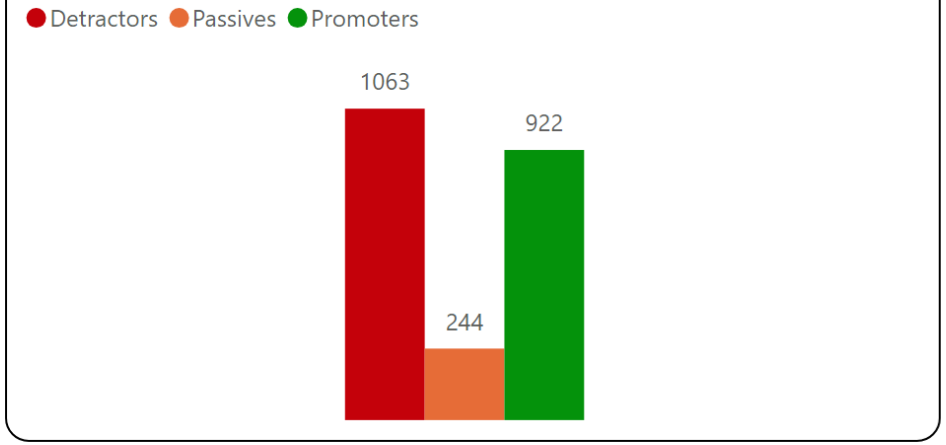
November 2024

Council tax discounts, exemptions and premiums overview.

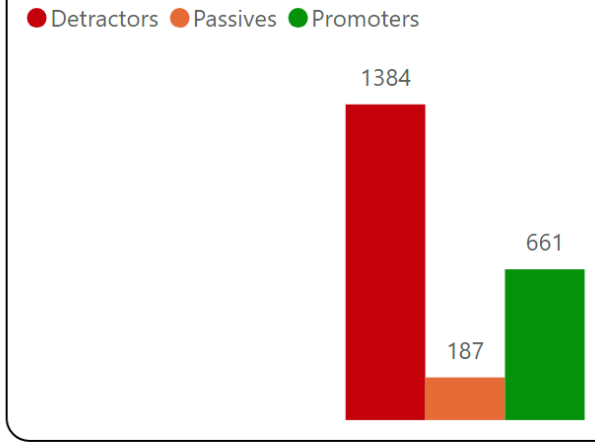
Overall Respondents disagreed with Proposals 1 to 3. Proposal 2 had the highest level of disagreement with 62% of respondents .
Proposal 4 was most supported by the Respondents (58% of respondents supporting this).
Proposals 1 & 3 had a narrow margin between disagreement and support (13% for Proposal 1 and 11% for Proposal 3).

North West Leicestershire District Council

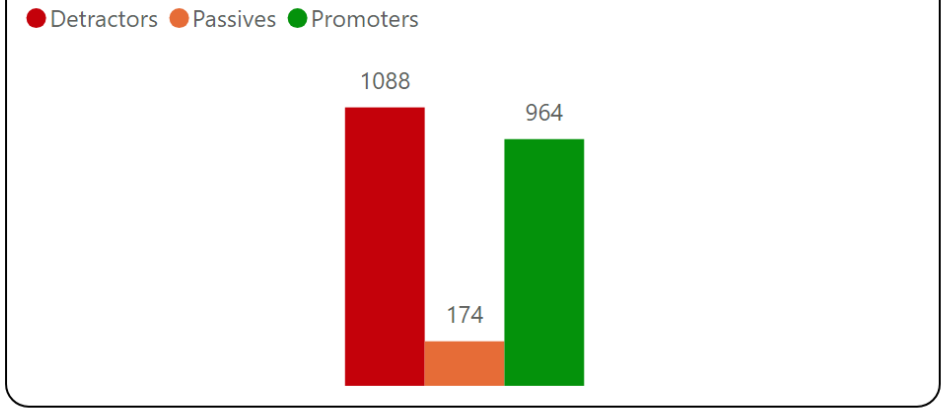
Proposal 1: Second Home owners would pay double council tax (a 100% surcharge) from day one.



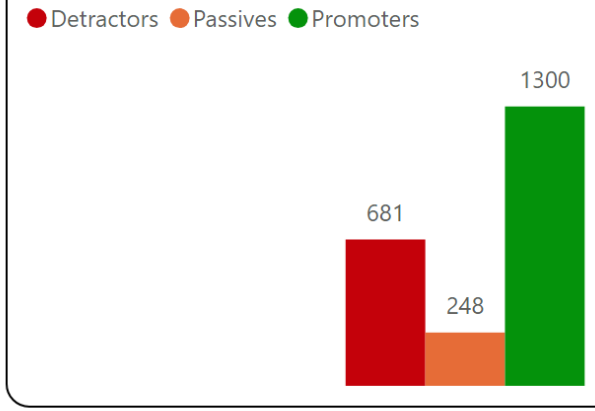
Proposal 2: Remove 6 month 50% council tax discount for Major repairs and charge full council tax from the point of ownership.



Proposal 3: Remove 1 month 100% council tax discount for Empty, unoccupied and unfurnished properties and charge full council tax from the point of ownership.



Proposal 4: Charge Empty 1-5 years – 2x standard council tax (200%) Empty 5 – 10 years – 3x standard council tax (300%) Empty 10 years or more – 4x standard council tax (400%)



Age Group

All

District Ward

All

Number of responses

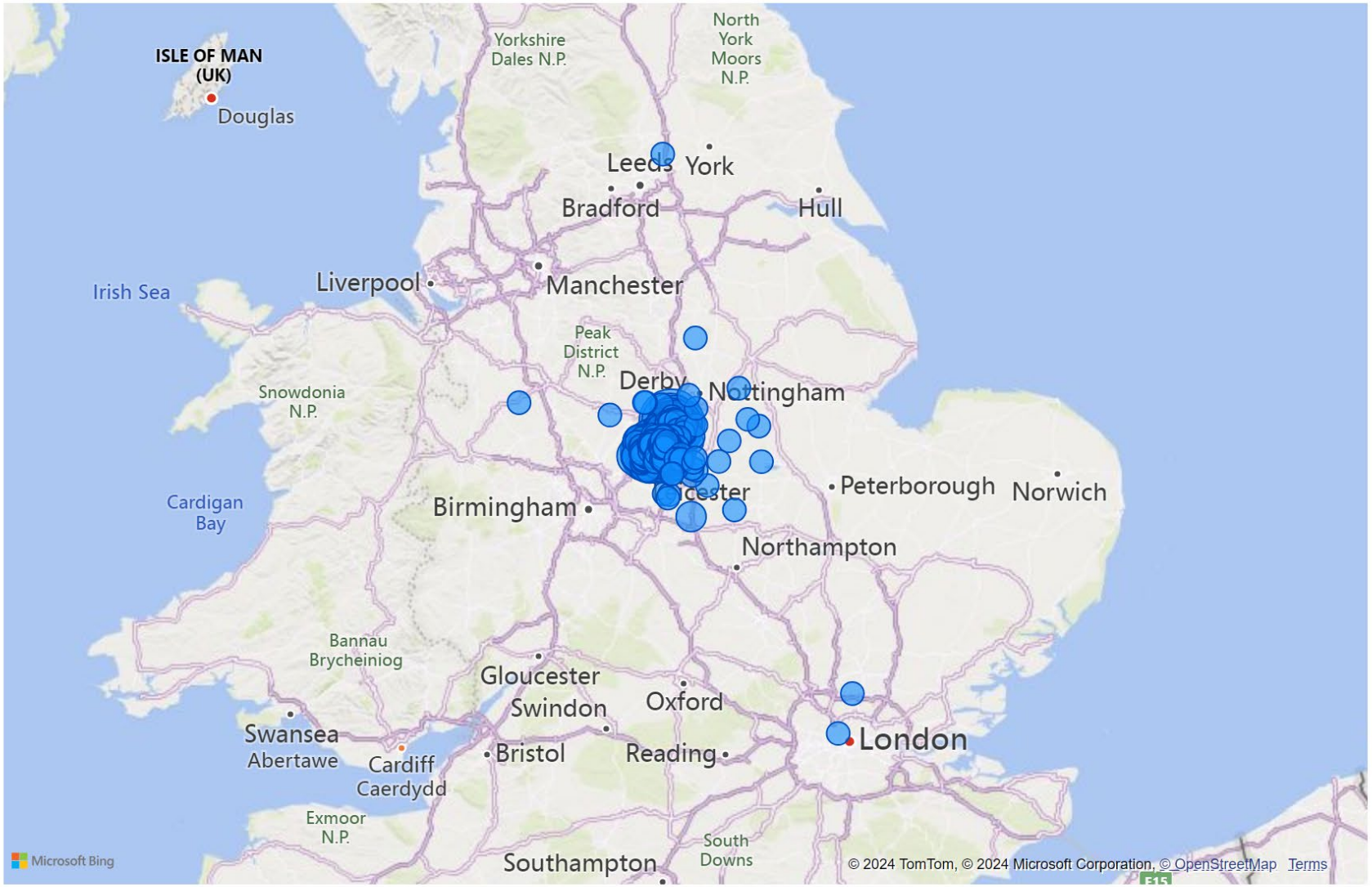
2242

Survey Responder locations.

Responses were fairly split across the North West Leicestershire Wards. The top 3 Wards (Ravenstone & Packington, Ashby Castle and Appleby) made up 12 % of the total responders.

North West Leicestershire District Council

Number of responses by location



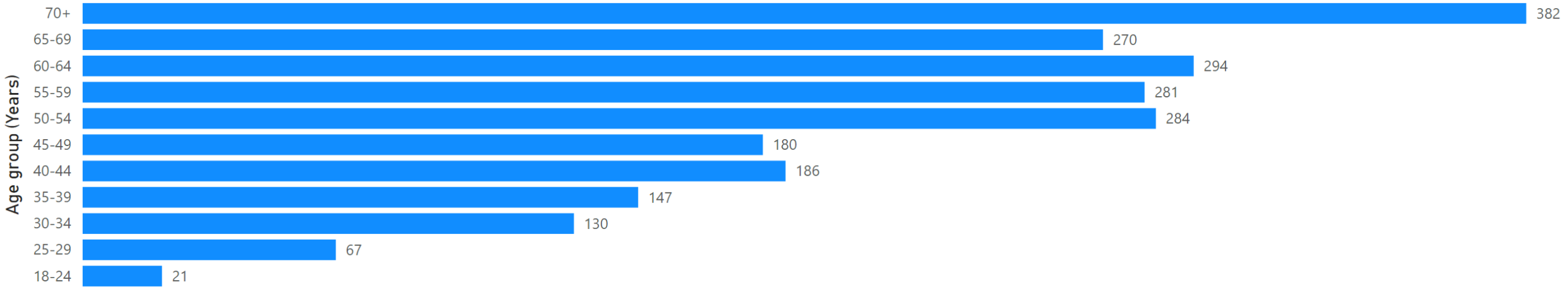
District Ward	Number of responses
Not specified	145
Ravenstone & Packington	97
Ashby Castle	93
Appleby	83
Worthington & Breedon	81
Castle Donington Central	77
Valley	73
Ashby Ivanhoe	72
Ashby Holywell	71
Ashby Money Hill	71
Hugglescote St John`s	71
Daleacre Hill	70
Long Whatton & Diseworth	67
Thornborough	65
Castle Donington Park	60
Kegworth	59
Castle Donington Castle	58
Hugglescote St Mary`s	58
Ashby Willesley	51
Ashby Woulds	50
Broom Leys	50
Blackfordby	48
Coalville East	48
Bardon	45
Ibstock West	44
Total	**2242**

67% of the survey respondents were aged 50 or over.

The 70+ age group was most represented age group making up 17% of the total respondents. 18 to 24 age group was the least with 1% of the total. The estimated average age of the survey respondent was 55.

North West Leicestershire District Council

Number of responses by Please provide your age



Proposal 1 response

Age group	Detractors	Passives	Promoters
70+	5.56%	2.29%	9.11%
65-69	5.79%	1.12%	5.11%
60-64	5.83%	1.66%	5.56%
55-59	5.97%	1.39%	5.20%
50-54	6.73%	1.12%	4.80%
45-49	4.53%	0.63%	2.87%
40-44	4.71%	0.85%	2.78%
35-39	3.59%	0.76%	2.24%
30-34	2.92%	0.58%	2.33%
25-29	1.53%	0.40%	1.08%
18-24	0.54%	0.13%	0.27%
Total	**47.69%**	**10.95%**	**41.36%**

Proposal 2 response

Age group	Detractors	Passives	Promoters
70+	9.22%	1.44%	6.29%
65-69	6.97%	1.08%	4.00%
60-64	7.37%	1.35%	4.32%
55-59	7.73%	0.90%	3.91%
50-54	7.82%	1.44%	3.37%
45-49	5.62%	0.36%	2.07%
40-44	5.80%	0.58%	1.98%
35-39	4.54%	0.58%	1.48%
30-34	4.23%	0.40%	1.21%
25-29	2.07%	0.18%	0.72%
18-24	0.63%	0.09%	0.22%
Total	**62.01%**	**8.41%**	**29.59%**

Proposal 3 response

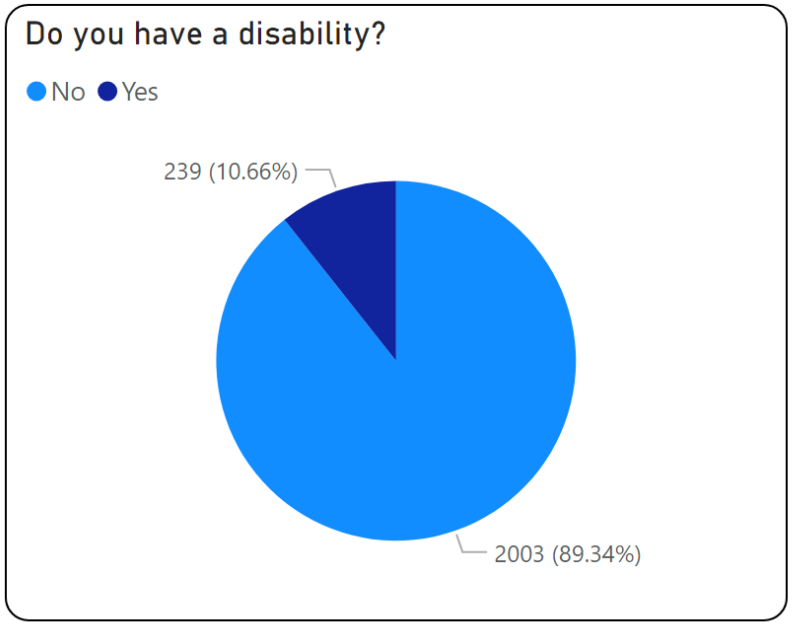
Age group	Detractors	Passives	Promoters
70+	6.08%	1.49%	9.33%
65-69	5.72%	0.95%	5.36%
60-64	5.99%	1.08%	5.99%
55-59	6.04%	0.99%	5.59%
50-54	6.80%	0.86%	4.96%
45-49	4.73%	0.54%	2.75%
40-44	4.51%	0.72%	3.15%
35-39	3.79%	0.36%	2.48%
30-34	3.06%	0.36%	2.34%
25-29	1.67%	0.36%	0.99%
18-24	0.54%	0.09%	0.32%
Total	**48.94%**	**7.80%**	**43.26%**

Proposal 4 response

Age group	Detractors	Passives	Promoters
70+	3.06%	1.67%	12.12%
65-69	2.57%	1.80%	7.71%
60-64	3.79%	1.67%	7.57%
55-59	4.10%	1.31%	7.21%
50-54	4.55%	1.35%	6.67%
45-49	3.38%	0.59%	4.06%
40-44	3.15%	1.08%	4.15%
35-39	2.70%	0.54%	3.38%
30-34	1.85%	0.63%	3.38%
25-29	1.08%	0.32%	1.62%
18-24	0.32%	0.18%	0.45%
Total	**30.55%**	**11.13%**	**58.31%**

89% of the survey respondents did not class themselves as disabled.

Proposal 4 was the highest supported across both groups with 64% of disabled respondents and 58% of non disabled respondents voting for it (58% of all respondents supported it).
Proposal 2 was least popular with both groups. 57% of disabled responders and 63% of non disabled responders disagreed with it (62% of all respondents disagreed with it).
Disabled responders also supported Proposals 1 and 3 the most (46% and 47%).
Non disabled responders disagreed with Proposals 1 and 3 (49% and 49%).



Proposal 1 response

Disability?	Detractors	Passives	Promoters
No	43.38%	9.56%	36.43%
Yes	4.31%	1.39%	4.93%
Total	**47.69%**	**10.95%**	**41.36%**

Proposal 2 response

Disability?	Detractors	Passives	Promoters
No	55.89%	7.87%	25.58%
Yes	6.12%	0.54%	4.00%
Total	**62.01%**	**8.41%**	**29.59%**

Proposal 3 response

Disability?	Detractors	Passives	Promoters
No	44.24%	6.86%	38.33%
Yes	4.65%	0.95%	4.97%
Total	**48.89%**	**7.81%**	**43.30%**

Proposal 4 response

Disability?	Detractors	Passives	Promoters
No	27.48%	10.32%	51.65%
Yes	2.90%	0.86%	6.79%
Total	**30.38%**	**11.18%**	**58.44%**

Do you have any comments about proposal 1?

Opposition to the Discount:

Many argue that it is unfair to penalize second homeowners who may not use council services as much as primary residents.

They believe it is a form of money-grabbing and could negatively impact landlords, renters, and those who inherit properties.

Some suggest that the proposal could lead to higher rents and fewer rental properties available.

Support for the Discount:

Others support the proposal, stating that it could help address the housing shortage by encouraging the use or sale of empty properties.

They believe that those who can afford second homes should contribute more to the community.

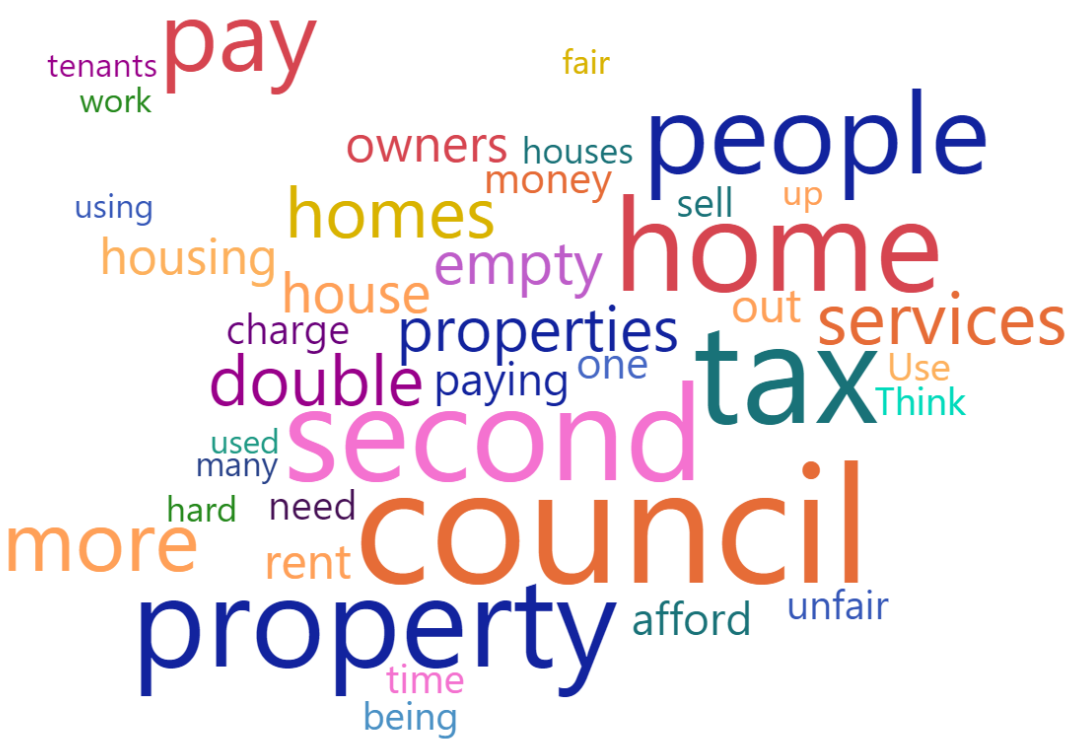
Suggestions and Concerns:
Some suggest a middle ground, such as a 50% surcharge instead of double, or a grace period for those inheriting properties or making repairs.

There are also calls for exemptions in specific circumstances, like probate or temporary vacancies between tenants.

There are concerns about the potential administrative burden and the fairness of applying the surcharge from day one.

Some believe the proposal could have unintended consequences, such as discouraging investment in property improvements or leading to legal challenges.

Overall, comments highlight the complexity of the issue and the need for careful consideration of various factors and potential impacts.



Do you have any comments about proposal 2?

Opposition to the Discount:

Some argue that if a property owner can afford major repairs, they should be able to pay full council tax.

The discount might be abused by those who delay repairs to benefit from reduced council tax.

Charging full council tax could incentivize quicker completion of repairs and bring properties back into use faster.

Support for the Discount:

Many believe the discount helps homeowners and landlords financially while they improve properties, making them habitable and contributing to the housing market.

Removing the discount could discourage people from buying and renovating properties, leading to more empty and derelict homes.

Major repairs are costly and time-consuming, and the discount provides necessary financial relief.

Suggestions and Concerns:

Some suggest a compromise, such as reducing the discount period to 3 months or offering a smaller discount.

Concerns about the impact on first-time buyers and those with limited financial resources who buy properties needing significant repairs.

The need for clear criteria to distinguish between necessary major repairs and cosmetic improvements.

Overall, there is a mix of support and opposition to the proposal, with many emphasizing the importance of encouraging property improvements while balancing financial responsibilities.

Do you have any comments about proposal 3?

Opposition to the Discount:

Some argue that all properties should pay full council tax from day one to encourage quicker occupancy.

Empty properties still require council services, so owners should contribute.
Removing the discount could generate additional revenue for the council.

Support for the Discount:

Many believe the one-month discount is fair, allowing time for cleaning, repairs, and finding new tenants.

It helps financially during tenant transitions or when preparing a property for sale or rent.

Removing the discount could discourage property improvements and increase financial strain on landlords and new homeowners.

Others believe it could help address housing shortages by incentivizing quicker occupancy.

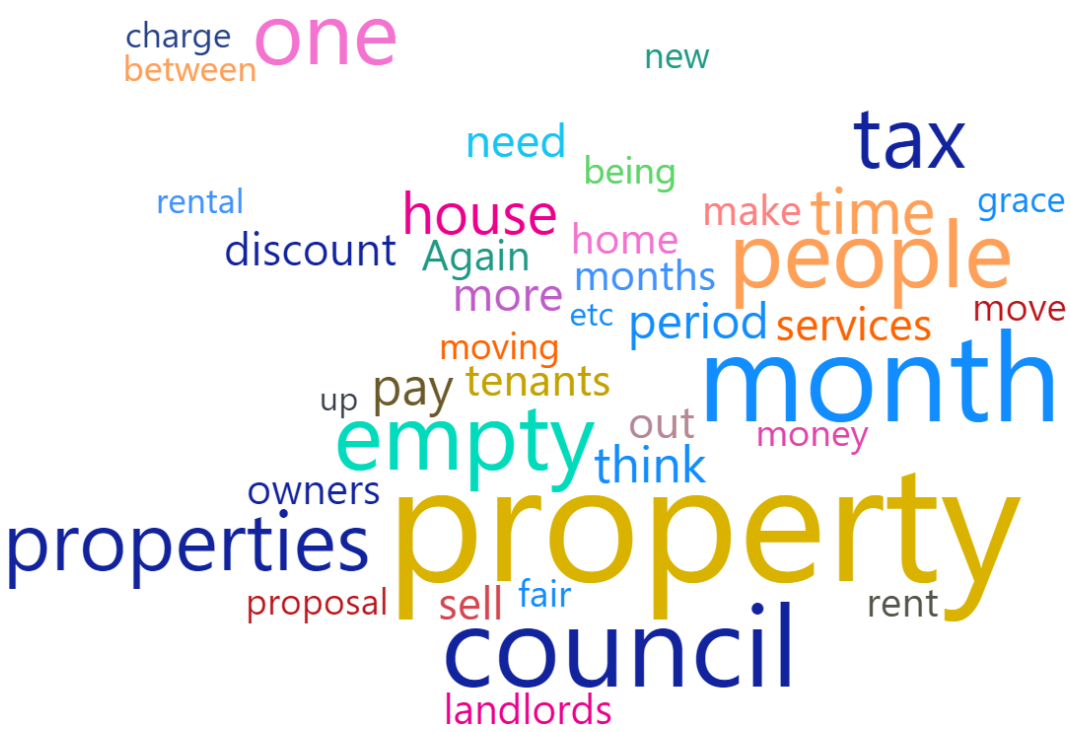
Suggestions and Concerns:

Many suggest exemptions for properties undergoing probate, major renovations, or those recently inherited.

A grace period is seen as necessary for these situations to avoid undue financial burden.

The proposal to remove the discount is seen by some as a money-grabbing tactic.

Overall, comments reflect a mix of support and opposition, with many emphasizing the need for a balanced approach that considers individual circumstances.



Do you have any comments about proposal 4?

Opposition to the Discount:

Many agree that long-term empty properties should be penalized to encourage owners to sell or rent them out, thus addressing the housing shortage and preventing properties from falling into disrepair.

Support for the Discount:

Unfair Financial Burden: Some believe the increased rates are unfair, especially for those facing financial difficulties, legal issues, or health problems that prevent them from managing their properties.

Probate and Legal Delays: Several comments highlight that probate and legal processes can take years, making it unfair to penalize owners during this period.

Lack of Services: Many argue that empty properties do not use council services, so charging higher rates is unjustified.

Impact on Investments: Some feel that targeting second home owners and investors is unfair, as they have worked hard to acquire these properties.

Suggestions for Improvement:

Exemptions and Support: Proposals for exemptions for those in care homes, undergoing probate, or facing financial hardship.
Some suggest offering support or incentives to help owners bring properties back into use.

Compulsory Purchase: A few suggest that the council should have the power to compulsorily purchase long-term empty properties to bring them back into use.

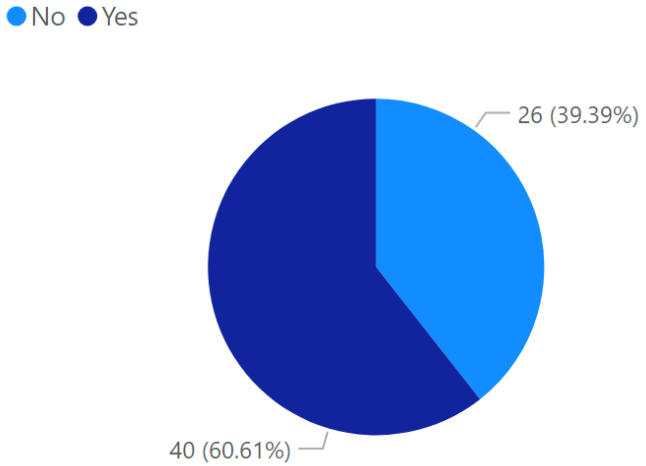
Overall, while there is support for the idea of discouraging long-term empty properties, many believe the proposed tax increases are too harsh and could have unintended negative consequences.

Major Repairs for 2nd Home Unfurnished unoccupied Properties

This question was answered by 3% of the total responders and all 4 Proposals were disagreed with by these responders.
Proposal 2 was the least popular with responders in need or carrying out major repairs (93% disagreed).
Proposal 3 was the least popular with responders who were not in need or carrying out major repairs (85% disagreed).

Of those responders that did support the Proposals, Proposal 4 had the most support from responders in need or carrying out major repairs (33%).
Proposal 2 had the most support from responders who were not in need or carrying out major repairs (28%).

Are you in need of or currently carrying out major repairs to the property?



Proposal 1 response

Major Repairs	Detractors	Passives	Promoters
No	32.31%		7.69%
Yes	50.77%	3.08%	6.15%
Total	**83.08%**	**3.08%**	**13.85%**

Proposal 2 response

Major Repairs	Detractors	Passives	Promoters
No	27.69%		10.77%
Yes	56.92%	3.08%	1.54%
Total	**84.62%**	**3.08%**	**12.31%**

Proposal 3 response

Major Repairs	Detractors	Passives	Promoters
No	33.85%		6.15%
Yes	49.23%	3.08%	7.69%
Total	**83.08%**	**3.08%**	**13.85%**

Proposal 4 response

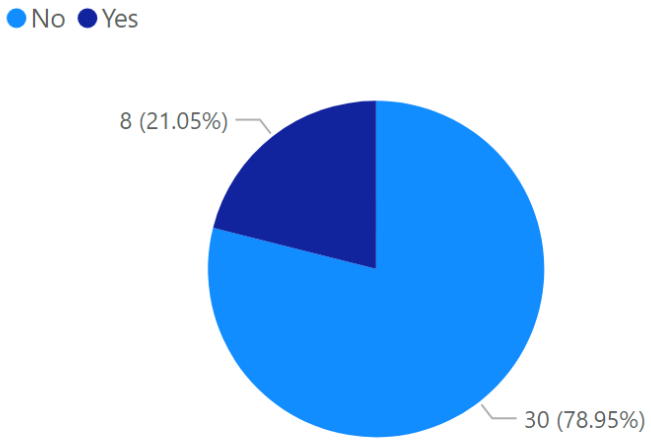
Major Repairs	Detractors	Passives	Promoters
No	27.27%	1.52%	10.61%
Yes	37.88%	3.03%	19.70%
Total	**65.15%**	**4.55%**	**30.30%**

Major Repairs for Furnished unoccupied Properties

This question was answered by 2% of the total responders and all 4 Proposals were disagreed with by these responders.
Proposal 1 was the least popular with responders in need or carrying out major repairs (100% disagreed).
Proposal 2 was the least popular with responders who were not in need or carrying out major repairs (93% disagreed).

Of those responders that did support the Proposals, Proposal 4 had the most support from responders in need or carrying out major repairs (38%).
Proposal 3 had the most support from responders who were not in need or carrying out major repairs (27%).

Are you in need of or currently carrying out major repairs to the property?



Proposal 1 response

Major Repairs	Detractors	Passives	Promoters
No	62.16%	5.41%	13.51%
Yes	18.92%		
Total	**81.08%**	**5.41%**	**13.51%**

Proposal 2 response

Major Repairs	Detractors	Passives	Promoters
No	73.68%		5.26%
Yes	18.42%	2.63%	
Total	**92.11%**	**2.63%**	**5.26%**

Proposal 3 response

Major Repairs	Detractors	Passives	Promoters
No	52.63%	5.26%	21.05%
Yes	15.79%		5.26%
Total	**68.42%**	**5.26%**	**26.32%**

Proposal 4 response

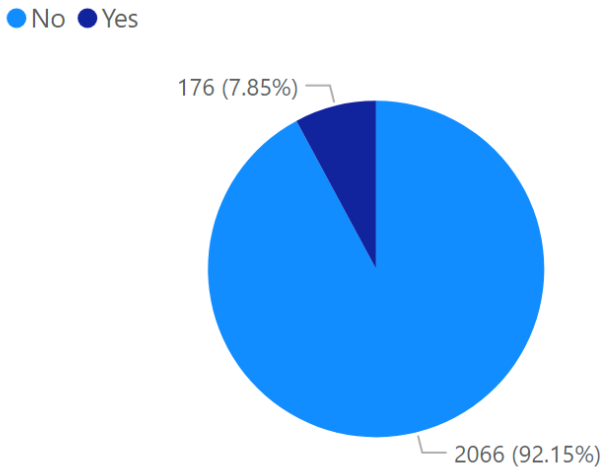
Major Repairs	Detractors	Passives	Promoters
No	52.63%	10.53%	15.79%
Yes	13.16%		7.89%
Total	**65.79%**	**10.53%**	**23.68%**

Property Ownership 2nd Home in North West Leicestershire

Overall Proposal 2 was the least supported and Proposal 4 the most supported by these responders.
Proposal 2 was the least popular with responders who owned a second home in North West Leicestershire (87% disagreed).
Proposal 2 was also the least popular with responders who did not own a second home in North West Leicestershire (60% disagreed).

Of those responders that did support the Proposals, Proposal 4 had the most support from responders who owned a second home in North West Leicestershire (41%). Proposal 4 was also the most popular with responders who did not own a second home in North West Leicestershire (60%).

Are you the owner of a second home within North West Leicestershire?



Proposal 1 response

2nd Home Owner	Detractors	Passives	Promoters
No	41.00%	10.59%	40.60%
Yes	6.68%	0.36%	0.76%
Total	**47.69%**	**10.95%**	**41.36%**

Proposal 2 response

2nd Home Owner	Detractors	Passives	Promoters
No	55.20%	7.97%	28.99%
Yes	6.81%	0.40%	0.63%
Total	**62.01%**	**8.38%**	**29.61%**

Proposal 3 response

2nd Home Owner	Detractors	Passives	Promoters
No	42.32%	7.50%	42.32%
Yes	6.56%	0.31%	0.99%
Total	**48.88%**	**7.82%**	**43.31%**

Proposal 4 response

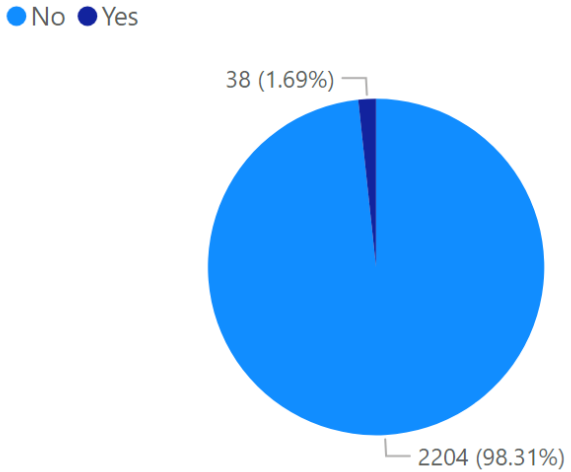
2nd Home Owner	Detractors	Passives	Promoters
No	26.60%	10.45%	55.05%
Yes	3.95%	0.67%	3.28%
Total	**30.55%**	**11.13%**	**58.32%**

Property Ownership Furnished Unoccupied

Overall Proposal 2 was the least supported and Proposal 4 the most supported by these responders.
Proposal 2 was the least popular with responders who owned a Furnished unoccupied property (92% disagreed).
Proposal 2 was also the least popular with responders who did not own a Furnished unoccupied property (61% disagreed).

Of those responders that did support the Proposals, Proposal 3 had the most support from responders who owned a Furnished unoccupied property (26%). Proposal 4 was the most popular with responders who did not own a Furnished unoccupied property (59%).

Are you the owner of a furnished, unoccupied property?



Proposal 1 response

Furnished, unoccupied	Detractors	Passives	Promoters
No	46.34%	10.86%	41.14%
Yes	1.35%	0.09%	0.22%
Total	**47.69%**	**10.95%**	**41.36%**

Proposal 2 response

Furnished, unoccupied	Detractors	Passives	Promoters
No	60.44%	8.33%	29.53%
Yes	1.57%	0.04%	0.09%
Total	**62.01%**	**8.38%**	**29.61%**

Proposal 3 response

Furnished, unoccupied	Detractors	Passives	Promoters
No	47.71%	7.73%	42.86%
Yes	1.17%	0.09%	0.45%
Total	**48.88%**	**7.82%**	**43.31%**

Proposal 4 response

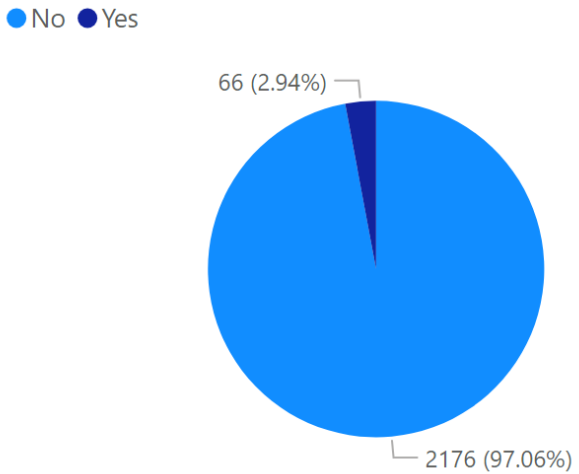
Furnished, unoccupied	Detractors	Passives	Promoters
No	29.43%	10.95%	57.92%
Yes	1.12%	0.18%	0.40%
Total	**30.55%**	**11.13%**	**58.32%**

Property Ownership Unfurnished Unoccupied

Overall Proposal 2 was the least supported and Proposal 4 the most supported by these responders.
Proposal 2 was the least popular with responders who owned a Unfurnished unoccupied property (85% disagreed).
Proposal 2 was also the least popular with responders who did not own a Unfurnished unoccupied property (61% disagreed).

Of those responders that did support the Proposals, Proposal 4 had the most support from responders who owned a Unfurnished unoccupied property (30%). Proposal 4 was also the most popular with responders who did not own a Unfurnished unoccupied property (59%).

Are you the owner of an unoccupied, unfurnished property?



Proposal 1 response

Unfurnished, unoccupied	Detractors	Passives	Promoters
No	45.27%	10.86%	40.96%
Yes	2.42%	0.09%	0.40%
Total	**47.69%**	**10.95%**	**41.36%**

Proposal 2 response

Unfurnished, unoccupied	Detractors	Passives	Promoters
No	59.54%	8.29%	29.26%
Yes	2.46%	0.09%	0.36%
Total	**62.01%**	**8.38%**	**29.61%**

Proposal 3 response

Unfurnished, unoccupied	Detractors	Passives	Promoters
No	46.45%	7.73%	42.90%
Yes	2.43%	0.09%	0.40%
Total	**48.88%**	**7.82%**	**43.31%**

Proposal 4 response

Unfurnished, unoccupied	Detractors	Passives	Promoters
No	28.62%	10.99%	57.42%
Yes	1.93%	0.13%	0.90%
Total	**30.55%**	**11.13%**	**58.32%**

Property Situation

This question was only answered by 1% of Survey respondents.
Of those 33% stated the property was subject to probate.
10% stated the Property Owner was in hospital or in residential care.
10% also stated the Property was used as a UK base when supporting elderly family.