

Survey Responses Received via 29 October 2024

Dear North West Leicestershire District Council,

I am writing as a local resident (not a second home or empty property owner) regarding the proposed council tax premium changes. While I support the council's efforts to address housing availability and budget pressures, I have concerns about the potential unintended consequences these proposals could have on our local economy and communities.

As someone who lives and works in the area with a growing family, I care deeply about sustainable local economic growth and housing affordability. I don't own a second home or empty property, but I am concerned these proposals could have wider negative impacts on our community.

Analysis of Current Proposals and Concerns:

Proposal 1 - Second Homes (100% Premium) Economic

Risks:

- May reduce property investment in the district
- Could impact local tourism-dependent businesses
- Risk of reducing property values in desirable areas
- Likely to affect seasonal economic activity
- May lead to artificial primary residence declarations

Proposal 2 - Major Repairs (Removing 50% Discount) Negative

Implications:

- Disincentivises property improvements and renovation
- May lead to delayed maintenance and deteriorating housing stock
- Risk of rushed, lower quality renovations
- Could particularly impact historic property preservation - May increase costs for legitimate property developers

Proposal 3 - Empty Properties (Removing 1-month Grace) Market

Disruption:

- Reduces flexibility in property transactions
- May force rushed sales or lettings
- Could impact market liquidity
- Increases costs during legitimate property transitions
- May affect property chain completions

Proposal 4 - Long-term Empty Properties (Up to 400% Premium) Severe

Economic Risks:

- Forced distressed sales affecting wider market values
- Creation of artificial ownership arrangements
- Reduction in property market investment
- Impact on neighbouring property values
- Risk of urban decay in affected areas

These concerns stem not from personal interest, but from wanting to ensure our local economy remains strong and our housing market stable. I worry these policies could affect all property values and market stability.

Alternative Approaches:

1. Incentive-Based Solutions

- Implement time-limited council tax reductions for bringing properties into use
- Create renovation grant schemes
- Develop empty property purchase schemes with housing associations
- Establish a property matching service
- Offer council-backed renovation loans

2. Administrative Improvements

- Streamline planning permission processes
- Fast-track conversion applications
- Reduce administrative burdens
- Create a dedicated empty homes team
- Implement a property management service for absent owners

3. Partnership Approaches

- Work with local estate agents to market empty properties
- Partner with developers for empty property renovation
- Create links with social housing providers
- Establish landlord support services
- Develop local builder approved lists

Expected Positive Outcomes from Alternatives:

1. Maintains market stability while increasing housing stock
2. Preserves property values across the district
3. Encourages voluntary participation
4. Supports local economic growth
5. Creates sustainable long-term solutions
6. Maintains investment confidence in the area
7. Protects existing homeowners' equity

I believe these alternative suggestions could achieve the council's objectives while protecting our local economy and property market. They represent a more collaborative approach that could benefit all residents, not just those directly affected by the current proposals.

I would welcome the opportunity to further discuss these ideas, perhaps at a public consultation meeting. Despite having no direct financial interest in these proposals, I believe it's important for ordinary residents to engage in decisions that could affect our whole community's economic future.

Best regards, Name.removed?.resident.within.North.West.Leicestershire

Received by email 21 November 2024

Empty and second homes - council tax changes survey.

I would feedback the time given was too short consultations should be over six months not less than one month.

Good morning

Apologies for not completing the form by the the deadline.

I trust that my feedback will be included in the consultation. Please confirm.

Please aim to improve the quality of life, health and housing stock for all.

Please reconsider these proposals, focus on finding ways to help people in these difficult times. Not being able to afford to eat or heat homes will increase costs and stretch services.

Proposal one and two should remain as they are fair on most homes.

Consider An increase on a second homes council tax only applied above a property value of £50 0.000.00.plus on the NWL property. People with second homes have planned and saved struggl ed in many cases to achieve their dream. Some work away. Second home owners are in the main pensioners who have already been hit. This proposal will be not be a fair or respected move

Proposal Two

First time buyers would be aided by paying no council tax for a year.

Perhaps consider extending Proposal two to 50% for two years...the rate of council tax should r emain as they are it would be cruel to change them at this time when the council's constituents are already struggling with so many difficulties in making ends meet, families, individuals encou nter enough difficulties meeting the increases in costs, the world is turbulent, NWL constituents should be encouraged to invest in the best solutions for their home/ property not limited to cut corners. People who live in NWL should not be subjected to extra costs of council tax increase it would not serve the public whom the council serve.

By Imposing this council tax rise ..They would be trapped by the system this proposal is not goin g to increase home owner ship or the upkeep/ repair of the properties or improve the housing st ock.

Proposal three

Would be fair to remain.. moving is stressful and expensive any help is appreciated.

Proposal four

The present system isn't working as they are already charged large increases in council tax.

Do these owners pay such enormous amounts what is their incentive ?

Why are they sitting on the empty property? Establish communication to find the reasons why?

Or are debt collectors employed, contracted firms benefiting rather than the council? It is a pity that these homes /property remain empty . Perhaps the council should discuss with t he owner to find their future intentions . To find a way forward..Perhaps it would be more cost eff ective to invest in these properties so they can be used, to provide grants..or reduce the council tax while these are improved rather than trapping them in a situation it must be very difficult to move forward from.

Unless you are a large property company. Perhaps companies would be bes t fined. Due to causing the community hardship. If occupied would that increase council tax revenue?

Exemptions.

Exemptions of six months is fair for people renting or marketing property.

Sale 12 months. providing there is no war or pandemic. Which would impact the situation.

People making extensive repairs would perhaps benefit from 18 months.

Please give longer to any one inheriting property, show compassion please allow at least two ye ars, for grieve, mitigating circumstances, letting go, working with gov departments and professio nals and the land registry plus adjustment.

I had hoped to reply to the email but the system deleted my input.

With gratitude. Name.removed?.resident.within.North.West.Leicestershire

Email received 28 November 2024

There is some confusion between Proposal 2 and the exemptions. Proposal 2 will charge empty properties having major repairs but extensive repairs is listed as an exemption. Some clarification is required to the definitions.