

**URN:** 21-104

**Subject:** Council Tax Discounts 2022/23

**Report to:** Policy & Resources Committee 30<sup>th</sup> November 2021  
Council 9<sup>th</sup> December 2021

**Report by:** Stuart Brabben, Revenue Services Manager

#### **SUBJECT MATTER**

This report asks the Committee to endorse the levels of council tax discount that shall apply for 2022/23 as set out in this paper which is to be approved by Council.

#### **RECOMMENDATION**

That Committee is asked to endorse:

- 1) The council tax discounts as shown in Section 2.1 which will apply for 2022/23

## **1. Council Tax Discounts**

- 1.1 Under Section 11A of the Local Government Finance Act 1992 as enacted by Section 75 of the Local Government Act 2003, Section 11B of the Local Government Finance Act 1992, as enacted by Section 11 and Section 12 of the Local Government Finance Act 2012 and in accordance with the provisions of the Council Tax (Prescribed Classes of Dwellings) (England) Regulations 2003 and the Council Tax (Prescribed Classes of Dwellings) (England) (Amendment) Regulations 2012 the mechanism for levying council tax discount on unoccupied and empty domestic properties is set out. The regulations allow Councils some discretion in setting the level of council tax charged in respect of these unoccupied properties and second homes.

- 1.2 For the financial year 2022/23 it is proposed that there is no change to these discounts.

#### **Information on the Long-Term Empty Property Premium**

- 1.3 The Council has discretion to be able to add a premium charge to properties that have been empty over more than two years. This premium was introduced in 2013 as part of the Government's range of measures to bring empty homes into use. Empty homes are wasted assets and are often a blight on the local community, harming the local amenity of neighbouring properties. Therefore, putting empty homes more quickly back into productive use will increase housing supply.

- 1.4 Currently this premium can be up to 100% for those properties that have been empty between 2 years and less than five years, 200% for those properties empty for between 5 years and less than 10 years and 300% for properties that have been empty for more than 10 years.
- 1.5 The table below shows the empty property charges for 2022/23

**Table1**

Financial Year	Premiums for Long-Term Empty Property (Discount Class C)	Premium Value
2022/23	Properties empty for two years and less than 5 years	100%
	Properties empty for 5 years but less than 10 years	200%
	Properties empty for 10 years or more	300%

- 1.6 Appendix 1 provides a summary analysis of the impact of the introduction of the empty property premiums on the number of empty properties within the time periods which demonstrates a reduction in the number of empty properties defined as ‘long term’.

## **2. Recommended Council Tax Discounts to be applied for 2022/23**

- 2.1 The table below shows the full recommended Council Tax discounts to be applied in 2022/23.

**Table 2**

Discount Class	Equivalent in 2021/22	2022/23
<b>Class C:</b> Properties vacant (unoccupied and unfurnished) for one month or less	100% discount	100% discount
<b>Class C:</b> Properties vacant (unoccupied and unfurnished) for one month and one day and less than 2 years	0% discount (full 100% charge)	0% discount (full 100% charge)
<b>Class C:</b> Properties vacant (unoccupied and unfurnished) for 2 years and less than 5 years	200% charge (100% Empty Property Premium)	200% charge (100% Empty Property Premium)
<b>Class C:</b> Properties vacant (unoccupied and unfurnished) for 5 years but less than 10 years	300% charge (200% Empty Property Premium)	300% charge (200% Empty Property Premium)
<b>Class C:</b> Properties vacant (unoccupied and unfurnished) for 10 years or more	400% charge (300% Empty Property Premium)	400% charge (300% Empty Property Premium)

<b>Class B:</b> Furnished properties and second homes that are no one's main residence	0% discount (Full 100% charge)	0% discount (Full 100% charge)
<b>Class D:</b> Property that is vacant (unoccupied and unfurnished) and (a) it requires or is undergoing major repair work to render it habitable,  (b) It is undergoing structural alteration or  (c) it has undergone major repair works to render it habitable or structural alteration and less than six months have elapsed since the date on which the work was substantially completed and the dwelling has remained vacant since that date.	0% discount (full 100% charge)	0% discount (full 100% charge)
<b>Class A:</b> Properties that fall into Class A of Section 11A of the Local Government Finance Act 1992 and the Council Tax (Prescribed Classes of Dwellings) (England) (Amendment) Regulations 2012 <ul style="list-style-type: none"> <li>- A property that is not the sole or main residence of an individual,</li> <li>- which is furnished, and</li> <li>- the occupation of which is restricted by a planning condition preventing occupancy for a continuous period of at least 28 days in a relevant year</li> </ul>	10% discount	10% discount
<b>Care Leavers Discount</b> A care leaver is defined as a person aged 25 or under, who has been looked after by a local authority for at least 13 weeks since the age of 14; and who was looked after by the local authority at school-leaving age or after that date.	100% Discount	100% Discount

### 3. Financial Implications

- 3.1 Extra revenue could be generated by the impact of the changes to Long-Term Empty Premiums that have already been implemented.

#### 4. Recommendations

- 4.1 The committee is asked to endorse the council tax discounts as shown in section 2.1 will apply for 2022/23.

*Areas of consideration: e.g.. does this report raise any of the following issues and if so how have these been considered/mitigated against?*

Area for consideration	Comment
Monitoring Officer Consultation:	
Section 151 Officer Consultation:	Yes
Existing Council Policies:	N/A
Financial Implications (including VAT and tax):	Yes, as outlined
Legal Implications (including human rights):	Yes, Local Government Finance Act 1992
Risk Implications:	
Equality Issues/EQIA assessment:	
Crime & Disorder:	
Every Child Matters:	

**Empty Property Premium Analysis**

Levy Charge Type	as at 1/10/2021	As at 1/4/2021	01/04/2020	01/04/2019	Commentary
<b>Levy 2</b> (Empty Properties over 2 yrs)	101	121	103	177	Reduced from 177 in April 2019 to 149 in October 2021
<b>Levy 5</b> (Empty properties 5 or more yrs but under 10 yrs- introduced April 2020)	35	43	57	N/A	Reduced from 43 in April 2021 to 35 in October 2021
<b>Levy 10</b> (Empty Properties 10 yrs and over - introduced April 2021)	13	16	N/a	N/A	Reduced from 16 in April 2021 to 13 in October 2021
<b>Total</b>	149	180	160	177	