

Public Document Pack

NORTH HERTFORDSHIRE DISTRICT COUNCIL

CABINET

TUESDAY, 28TH JANUARY, 2020

SUPPLEMENTARY AGENDA

Please find attached supplementary papers relating to the above meeting, as follows:

Agenda No Item

14. **COUNCIL TAX PREMIUMS & DISCOUNTS ON EMPTY PROPERTIES**
(Pages 3 - 10)

REPORT OF THE SERVICE DIRECTOR – CUSTOMERS

To consider whether to increase Council Tax Premiums payable and extend the discount period on empty properties.

Please find attached addendums to the Report and Appendix 1

This page is intentionally left blank

ITEM 14 - Council Tax Premiums & Discounts on Empty Homes

Amendment to paragraphs 8.9 and 8.10 of the report:

- 8.9 The Council surveyed 103 owners of properties empty more than two years and has received responses relating to 43 properties. The responses can be summarised as follows:

Table 2

Reason	Number
Undergoing Renovation	21
Difficulty selling	9
Difficulty letting	2
Not meeting medical needs	1
Waiting planning permission	1
Potential regeneration	1
Waiting demolition	1
Possible Exemption to be applied	2
Now occupied	5

- 8.10 Whilst the response is only just over 40%, it does indicate that in the main there are good reasons why the properties remain empty and there are genuine efforts being made to get them back in occupation.

This page is intentionally left blank

EMPTY HOMES CANVASS 2019

PROPERTY	REASONS UNABLE TO OCCUPY, SELL OR LET
Property 1	Planning Applications in to sell once developed
Property 2	Been updating themselves; pensioner with health issues
Property 3	Been on the market since April 2017; restrictions on sale - 55 & over
Property 4	Property inherited; family dispute; purchased share May 2019, currently renovating ready for occupation early 2020
Property 5	Planning to move in when current property sold; has had to have some work on; this would be a down size, but struggling to sell.
Property 6	Inherited from mother's sudden death; husband then diagnosed with cancer; property needs considerable updating
Property 7	Property derelict
Property 8	Property derelict
Property 9	Occupied now
Property 10	Storing documents for deceased fathers business
Property 11	Occupied
Property 12	Work being carried out
Property 13	Tried to sell, fell through, planned to extend, let down by builder - underway now
Property 14	Owns property; due to wifes deteriorating health cannot live in the property; stairs to get in to and two floors. Keeping property as in rented at present and it for own security reasons.
Property 15	Poor Health reasons; had to leave to give caring

Property 16	Has spent a considerable amount of money trying to renovate, builders have let him down. Building is listed; huge expense; large property
Property 17	Been trying to sell for 2 years - Brexit
Property 18	Currently on the market & used for family when they visit
Property 19	To be demolished
Property 20	Tied in with possible Churchgate regeneration
Property 21	Waiting for planning permission for renovation
Property 22	Tough selling market
Property 23	Took responsibility for the property and is having difficulty selling
Property 24	Renovating property
Property 25	Now Occupied
Property 26	Actively trying to sell
Property 27	On the market, unable to sell
Property 28	Flat is part of a business and time taken to confirm planning requirements. Now under development
Property 29	Property to be merged with adjacent property
Property 30	Difficulty selling
Property 31	Property being renovated
Property 32	Investigating whether this should be classed as a second home
Property 33	Requested change from domestic use
Property 34	Requested change from domestic use
Property 35	Intends to occupy by 1 April 2020
Property 36	Property under renovation
Property 37	Owner claims property already merged with property next door.
Property 38	Requires investigation
	Undergoing renovation

Property 39	To be renovated from Spring
Property 40	2020 Occupied
Property 41	Undergoing extensive renovation
Property 42	Requires extensive renovation
Property 43	Tied accommodation not required by postholder

WOULD REASON CHANGE IF LEVY INCREASED	CATEGORY
will remain empty awaiting decisions anyway	Planning
Hoping to sell property shortly	Renovation
Open to suggestions on how to sell; would struggle to find extra money for increase	Difficulty selling
Requested not to increase as would then reduce funds available to renovate	Renovation
Taken longer than anticipated (Brexit); may consider short term let in January 2020	Difficulty selling
Would cause financial difficulties	Renovation
No	Renovation
No	Renovation
Very unhappy; about society and the benefits system and vulnerability of private landlords when benefit not paid directly to LL.	Difficulty in letting
Not able to deal with matters; needs renovating, on his own trying to deal with this.	Renovation
Not applicable	Occupied
Didn't answer	Renovation
Requested not to increase as struggling with own mortgage	Renovation
Would rather we didn't he is currently £720.00 pm down on outgoings and now using savings to survive.	Not suitable for medical needs
Have a heart!	Exemption

Would rather we didn't but property should be able to be sold shortly in to next FY	Renovation
Didn't answer; just said trying to sell	Difficulty selling
Wants second home discount Not applicable	Difficulty selling Waiting demolition
Not applicable Makes no difference, renovations will happen in Spring 2020 No response	Possible regeneration Renovation Difficulty selling
Doing everything possible to sell Intentions would not change but would put a financial burden on us Not applicable Trying to sell, would make no difference Trying to sell, any increase would just be an added burden	Difficulty selling Renovation Occupied Difficulty selling Difficulty selling
Renovations now about to start Expects merger to happen soon and will not be happy with any increased Council Tax No response No response	Renovation Renovation Difficulty selling Renovation
No response	Exemption
No response	Renovation
No response	Renovation
Not applicable Considers existing Premium unfair and disproportionate	Occupied Renovation
No response Would find it impossible to pay any increase	Occupied Renovation

Will not change ghis plans. Doing the renovation
as quickly as he can
Not applicable

Renovation
Occupied

Would reduce money available to complete the
renovations

Renovation

Would increase existing financial hardship

Renovation

No response

Difficulty in letting