

| Question 1 For the financial year 2015/2016 and beyond, the Council is minded to reduce the period during which vacant and uninhabited properties are not charged council tax from three months to two months | | | Question 2 For the financial Year 2015/2016 and beyond, the Council is minded to reduce the discount for uninhabitable properties, and those undergoing major repair. The discount is currently 100% but it could be reduced, for example to 50% | | Question 3 For the financial year 2015/2016 and beyond, the Council is minded to charge a premium of 50% on properties that have been empty for longer than two years. | | Are you a resident, a private landlord or a registered social landlord? | Any other comments | |
|--|------------------------------------|---------|---|--------------------------------|---|-----------------------------------|--|---|---|
| Option chosen | If not two months how many months? | Reasons | What option: A = 50%, B= reduced but not to 50% and C = Stay at 100% | Reason for picking that option | Do you agree that a premium should be charged and at what rate? | Why should no premium be charged? | Are you: | | |
| 1 | remain at three months | N/A | I think that 3 Months is reasonable | C | If there is work going on I do not feel that it is fair to penalise people for that. | Yes at 50% | N/A | A resident of Tonbridge and Malling | N/A |
| 2 | reduced to two months | N/A | N/A | C | You say you would like empty homes brought back into use. Allowing 100% discount enables people to do the work required to bring unusable properties back into use. | No | Doing so would open the system to abuse and encourage fraud. You would then have inaccurate records at to which properties are empty and which are not. | A resident of Tonbridge and Malling | N/A |
| 3 | shorter than two months | 1 | N/A | A | N/A | Yes at 50% | N/A | A resident of Tonbridge and Malling | N/A |
| 4 | reduced to two months | N/A | N/A | A | N/A | Yes at 50% | N/A | A resident of Tonbridge and Malling | N/A |
| 5 | reduced to two months | N/A | N/A | A | N/A | Yes at 50% | N/A | A resident of Tonbridge and Malling | N/A |
| 6 | remain at three months | N/A | As a RSL we sometimes have difficulties filling voids due to lack of interest within the area. | C | To reduce the % would have a negative impact on KPI's. Any major works are likely to benefit the new tenant and keep stock in better condition. | Yes at 25% | N/A | A registered social landlord | N/A |
| 7 | remain at three months | N/A | because I thought/believed that Council Tax pays for services used? Surely a vacant property uses no services? Most landlords would not choose to have long voids - surely they are either undertaking lengthy (and probably expensive) maintenance or actively seeking tenants. If there is a 3 month void for some reason I would imagine expenses are already running high | C | for the same reasons as stated above | Yes at 50% | N/A | A private landlord within Tonbridge and Malling | N/A |
| 8 | remain at three months | N/A | because there are genuine reasons why a property may be empty for that period | C | for reasons given at point 1 | No | I would request that the owner be given the option to claim relief from this premium in the event that extenuating reasons can be shown. so look at situations on a case by case basis | A private landlord within Tonbridge and Malling | N/A |
| 9 | reduced to two months | N/A | N/A | A | N/A | Yes at 50% | N/A | A resident of Tonbridge and Malling | Anything that encourages empty buildings to be brought into use is a good idea. Please do try to keep the free period for landlords as we normally have short void periods. Thank you |

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|----|-------------------------|-----|---|---|---|------------|--|---|--|
| 10 | remain at three months | N/A | It can take longer than 3 months to refurbish and then re-let properties at the end of long term lets, where there have been nightmare/destructive Tenants, or where Tenants leave/disappear unexpectedly without notice. Given the relatively low number of these instances the grace period should remain at, or increase to 6 months as the financial effect on Landlords is very considerable at a difficult time; whereas the potential gain to the council (after the administration costs of re-assigning the liability) would probably have minimal impact. | C | If a property is uninhabited then the burden on local services is negligible. If it is necessary to spend a lot of money on bringing it back into use then the owner already has considerable expense and the effect of CT liability is likely to be a huge burden; whereas the overall gain to the council is likely to be relatively minor. | No | If a property owner chooses to keep a property empty for whatever reason, AND are paying 100% council tax, then that should be their choice. There are probably very good reasons for their choice, and as the empty property is causing any burden on local services, the Council is already benefiting indirectly. I would suggest long term empty property CT rate should be reduced by 25/50% to reflect this. | A private landlord within Tonbridge and Malling | Private Landlords are generally very good and conscientious (despite the media scare stories) and deserve SUPPORT from the LA, rather than further burdens that will seriously affect the individual Landlords, and provide marginal overall benefit to the Council after the additional administrative costs. |
| 11 | shorter than two months | 1 | 0 | A | N/A | Yes at 50% | N/A | A resident of Tonbridge and Malling | N/A |
| 12 | remain at three months | N/A | If you are refurbishing a property then this is not an unreasonable time. The more run down houses that get back to habitable status the better. You shouldn't penalise people who have the vision to get off their sofa and do something positive | C | If the property is empty then there are no inhabitants using public services. Obviously you cannot leave a property empty indefinitely, but a bit refurb will take three months. | Yes at 25% | N/A | A resident of Tonbridge and Malling | This all looks like a ruse to raise more cash. |

Summary

Question 1

For the financial year 2015/2016 and beyond, the Council is minded to reduce the period during which vacant and unfurnished properties are not charging council tax from three months to two months

| | |
|----------------------|---|
| Keep at three months | 6 |
| Reduce to two months | 4 |
| Less than two months | 2 |

Question 2

For the financial Year 2015/2016 and beyond, the Council is minded to reduce the discount for uninhabitable properties, and those undergoing major repair. The discount is currently 100% but it could be reduced, for example to 50%

| | |
|------------------------|---|
| Reduce to 50% | 5 |
| Reduced but not to 50% | 0 |
| Stay at 100% | 7 |

Question 3

For the Financial year 2015/2016, the Council is minded to charge a premium of 50% on properties that have been empty for longer than two years.

| | |
|-------------------------|---|
| Charge a premium of 50% | 7 |
| Charge a premium of 25% | 2 |
| No premium | 3 |