

Consultation on Discounts and Exemptions

Detailed responses

Q2 Are you responding for yourself or on behalf of an organisation?

Kisiwani Ltd

Eastbourne DIG

EBC

Q3 Please state whether you agree/disagree with the following: Do you agree with the approach we've taken to reducing the exemptions and discounts given to owners of second or empty homes to help fund the loss of Government grant, thereby enabling us to protect the most vulnerable in our community?

- There are certain situations where properties may be left empty through no fault of the owner.
 - I agree so long as those second or empty homes are not helping to house those that are most vulnerable at a reasonable rate.
 - If you can afford a 2nd home you should be able to pay for it! You will not appreciate the C.C. maintaining the roads or the police keeping watch on their property all of which are paid for by the Council Tax
 - change overdue
 - There should be no exemptions at all for owners of second or more properties. Indeed, Council Tax should be doubled for second properties, trebled for third properties and so on. No person needs more than one property to live in. All else is unwarranted accumulation and helps contribute to inflationary property values and reduced housing options for the majority.
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Q4 The Government is allowing Councils to set exemptions and discounts for certain classes of property at a level they feel is appropriate. We are proposing to make the following changes, please state if you agree/disagree: Do you agree we should reduce the length of time the owner of an empty property (that is uninhabitable or under repair) is exempt from paying Council Tax from 12 months to 6 months?

- This should encourage owners to either live in or let their property.
- It could take longer than 6 months to make a property habitable in the current climate
- I believe this however should be down to the individual circumstances. So if someone is unwell or builders are being unreasonable etc, this should be looked at on an individual level. However, if they are just making no tracks to further progress then yes, reduce to 6 months.
- Unless there are exceptional reasons why the repairs etc should take longer.
- repairs and planning permission takes some time after all repairs take time so why cut exemption from 12 to 6 months
- I would like to see this reduced to at most 3 months.
- The number of vacant houses owned by Kisiwani Ltd has halved under new management, but one of the outgoings that slows the rate at which necessary funds can be collated to refurbish each vacant house is the Council Tax payable on the vacant properties.
- Properties take a long while to sell
- There should be a further reduction to three months.
- 6 months is plenty of time to rent out a property or do it up and sell. People should not be given any incentive to sit on an empty property in the hope of increasing the price they can get. There is too much demand for housing.

Q5 Do you agree we should reduce the length of time the owner of an empty and unfurnished property is exempt from paying Council Tax from 6 months to 42 days? (NB other exemptions will apply where the owner has died, gone into hospital or a care home)

- If a property is only empty between lets and the property is on the market this would demonstrate that the owner has the intention to not leave the property empty so perhaps 42 days is a bit short.
- It is taking longer to sell properties which fall under this category and this should be considered
- 3 months would be more reasonable, allowing for refurbishment between occupants
- 3 Months

- I have had to let my house as i cant afford to live in it and then the tenant gets benefit and doesnt pay the rent and has to be evicted and then has to be relet and I have to pay c tax for a house that i am trying to let. How about you paid the benefit to those with the mortgage and then I wouldnt have had to move out!!!! Unfair system helping those who dont help themselves. Why are homeowners deemed ro be better off????
- how are you going to get the money from the owner if it is empty/unfurnished?
- I would prefer this to be reduced to 21 days
- As a landlord who has had a tenant abandon a house I know it is illegal to re-enter a property without a Court order which takes at least 3 months usually more. In this situation the property is usually damaged and needs repair. I was able to get possession, complete repairs and relet in just under 6 months. No landlord wants to lose months of rent. Any Council Tax charge will be liable to reduce the amount a landlord can spend on the repairs before reletting, thereby reducing the quality of the housing stock.
- The number of vacant houses owned by Kisiwani Ltd has halved under new management, but one of the outgoings that slows the rate at which necessary funds can be collated to refurbish each vacant house is the Council Tax payable on the vacant properties.
- Properties take a long while to sell

Q6 Do you agree that the owner of a property that has been empty for 2 years or more should pay a premium of an additional 50% of their bill?

- If there is no valid reason or the owner is trying to resolve the matter eg sell the property then they should not be penalised
- Unless there is evidence that the property is available for sale at a reasonable price.
- Yes, there is a shortage of properties in the UK
- you can argue that they can afford it if they can leave a property empty but equally they are unlikely to be accessing their share of services associated with the property.
- It depends why the property is empty
- Unless there are exceptional circumstances

- After 3 years increase to 100% " 4 " 150% " 5 " 200%
 - 25% for the third year, 50% thereafter
 - I think tht the reasons for it being empty should be investigated first . If they are justifiable then no additional premium
 - The number of vacant houses owned by Kisiwani Ltd has halved under new management, but one of the outgoings that slows the rate at which necessary funds can be collated to refurbish each vacant house is the Council Tax payable on the vacant properties.
 - The Council Tax should be doubled for yerar two, trebeld for year three and so on. There is no excuse for properties to be left idle.
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Q7 Do you agree that the second homes discount of 10% is removed, so owners will have to pay their Council Tax in full?

- Currently, those owning second homes can be as a result of not being able to sell in the current climate. I feel this penalises many people who have found themselves in negative equity but need a bigger home, as a result of poor budget management from the government resulting in a ressession. Therefore, for the timebeing, I think those people should be cut some slack!
- well thwy dont live in 2 places as once. I thought council tax was to pay for service!
- why should second home owners get discount when those who own 1 house pays more,
- At the very least they should be paying 100%
- There is a housing shortage and consequently ownership of second homes should be discouraged.
- Second hme owners shopuld pay double Council Tax. There is no need, reason or justification for any one to own more than one home or property.