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Neuadd y Sir / County Hall, Llandrindod, Powys, LD1 5LG

Os yn galw gofynnwch am - If calling please ask for
Stephen Boyd

Ffôn / Tel: 01597 826374

Ffôn Symudol / Mobile:

Llythyru Electronig / E-mail: steve.boyd@powys.gov.uk

CABINET

Friday, 4th February, 2022

S U P P L E M E N T A R Y P A C K

1.	COUNCIL TAX PREMIUMS ON PERIODICALLY OCCUPIED PROPERTIES
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To consider a report by County Councillor Aled Davies, Portfolio Holder for Finance and Transport.

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**CYNGOR SIR POWYS COUNTY COUNCIL.
CABINET EXECUTIVE
4th February 2022**

REPORT AUTHOR: Councillor Aled Davies – Portfolio Holder for Finance

REPORT TITLE: Council Tax Premiums on periodically occupied properties

REPORT FOR: Decision

1. Purpose

- 1.1** The purpose of the report is to advise Cabinet of the current situation around the Council Tax premium for periodically occupied properties and to propose increasing the premium charged from the current 50% to 75% with effect from the 1st April 2023.

2. Background

- 2.1** At the Council meeting on the 9th of March 2016, Members resolved to introduce a Council Tax premium of 50% for Properties that are periodically occupied. A periodically occupied property (second/holiday home) is defined in the Local Government Finance Act 1992 as "a dwelling which is not a person's sole or main home and is substantially furnished".
- 2.2** Regulations allow for a premium of up to 100% to be charged, so this would see a total charge to the liable party of 200%.
- 2.3** Welsh Government policy intention for introducing the premiums is to help bring homes back into use to provide safe, secure and affordable homes and support local authorities in increasing the supply of affordable housing and enhancing the sustainability of local communities.
- 2.4** The table below shows actual number of periodically occupied properties as of April for each financial year since the introduction of the premium. The numbers of homes have gradually risen each year.

Date	No: second homes
April 2017	1,186
April 2018	1,117
April 2019	1,288
April 2020	1,330
April 2021	1,311

- 2.5 The current average charge per periodically occupied property is £2,837.53 (£1,891.69 Council Tax plus a premium of £945.84).
- 2.6 The current premium raised for these properties is £1,240,000.
- 2.7 Council approved a motion on the 24th September 2020 which resolved to call:
- for the current premium to be increased to 75% in the next financial year thus generating an extra circa £350,000 for the authority
 - and for the authority to work with other rural authorities through the WLGA to ensure that Welsh Government and Valuation Office have a consistency of approach in assessing Business Rates applications for such properties in that they have to be let for 140 days in order to have a genuine business.
- 2.8 Following that decision Cabinet agreed a series of consultations to get the views of key stakeholders around the impact of these properties in the community. The full results of this consultations can be found at Appendix A.
- 2.9 The consultation on periodically occupied properties generated 780 responses to the consultation. 74% of those that replied were paying Council Tax on one of these homes.

The vast majority used the property personally as a second home or a personal holiday home with only 5% using it as a holiday let and another 4% used it as a combination of personal holiday home and holiday let.

On occupation, 27% of respondents occupy the property over 4 months or more during the year. 73% would only see the property occupied for anywhere between 1 night and up to 4 months a year.

On the question of what the owner would do with the property if a premium increased, the majority view of 32% said they would not change the use of the property.

40% (accumulative across all the different answers) would bring the property into a different use that the Council would view as positive so for example, "I would consider moving into the property as my main residence".

17% gave some very mixed and individual replies and 12% said they would move the property into a holiday let business which would be a negative outcome for Powys. This is because Powys Council would lose Council Tax revenues from this move.

- 2.10 For everyone who took the survey on the broader questions about the impact that periodically occupied properties **have currently**: -

- on key issues of tourism and the economy
- on supporting a vibrant local community generally

the majority (62%) felt it was positive and between 21% were neutral on the matter and only 17% were negative.

2.11 That was a more mixed response when the consultation asked similar broader questions about the impact of periodically occupied properties, if the premium charge **was increased**: -

Impact if premium increased on:-	Majority View
the number of periodic occupied homes in Powys	57% negative
Availability of affordable housing	58% neutral
the local community generally	48% negative
tourism	59% negative
the local economy	58% negative

2.12 The Regeneration lead states that from a regeneration perspective, empty and underused properties are considered to have a negative impact on the vitality and sustainability of local communities and the economy. The availability of good quality, affordable homes and business premises are an important aspect of maintaining vibrant communities, retaining a local workforce, and supporting economic growth. Measures that would help enable the productive, year-round use of properties, bring empty buildings back into use and generate investment in local communities are encouraged. The Council, for example, is actively supporting the refurbishment of empty and underused properties in town centres through the Welsh Government Transforming Towns Regeneration Programme.

2.13 The Tourism Officer states that the reasoning for putting an additional premium on second homes is understood, and it is acknowledged that other local authorities have or are planning to do this. Where holiday accommodation is concerned, given the difficult last 15 months experienced by the tourism accommodation sector due to the Coronavirus pandemic, concern is raised that a change such as this could potentially be very damaging just as they are starting to see the return of visitor bookings. Those tourism accommodation businesses impacted would be those who are not within the business rates scheme, and because they are not registered for Business Rates, are unlikely to have received NNDR grant support through the Covid-19 crisis either.

2.14 Evidence was also sought from research that has been done on the potential impact on empty and periodic occupied homes on community, housing, and the economy and is provided in Appendix B for information and reference. Its conclusions are summarised here as follows:

The Impact of Empty, Second and Holiday Homes on the Sustainability of Rural Communities by York University concluded that there is very little known about the impact of empty or periodic occupied properties on many of the key domains of sustainability. Instead, the focus of much research attention has been on the impact of second home ownership on rural housing markets. It also concludes that second homes must be seen as part of a wider process of social and economic change affecting rural areas. It goes on to say that in a housing context, any assessment of the impact of second homes needs to be part of broader housing market analysis. More recent work it reflects, emphasises commuting and retirement are equally, if not more important sources of external demand for rural housing. Also, it considers that there has historically been proportionally less social rented housing in rural areas compared to national and regional averages. It goes on to suggest there was little evidence of conflict between second homeowners and residents, though this varies in different areas. The outward migration of young people from rural areas is more closely allied to a lack of appropriate employment, education, and leisure activities than to a lack of housing. Finally, it suggests that second home ownership was seen in many studies to make a useful contribution to local economies as part of the tourist industry, but there were differences in levels of contribution.

The Ceredigion Council second homes and holiday lets data report concluded to introduce planning controls on holiday lets and to introduce a 100% premium, though the evidence produced on the report was not able to directly relate these home types to be the main driver of the problems identified.

The Cardiff and Gwynedd report on managing the use of dwellings as holiday homes, concluded that the increased numbers of holiday homes as a local trend in Gwynedd, did have associated detrimental social, environmental and cultural impacts and so it recommended greater controls but also considered it needed to balance that with the wider economic benefit that the tourism economy provided. Some evidence was offered to confirm this, but analysis of the data showed that these home types are one key local driver of the issues in Gwynedd amongst several. It would have been helpful if more research had been done to get underneath the data to confirm the impacts and their causes more directly.

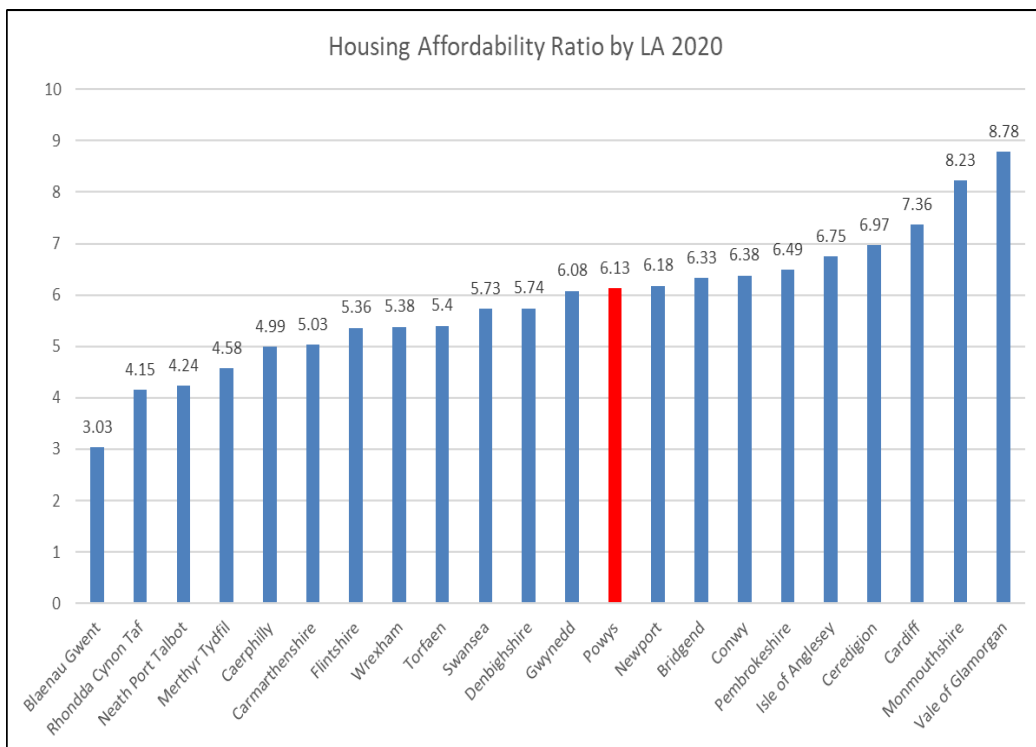
The Swansea University report for Welsh Government on second homes: Developing new policies in Wales, concludes that there are still some assumptions on the data on impact of second homes in communities and therefore it should be considered as one cause amongst several, and then finally concludes that increasing the premium on second homes should be done in parallel with policy introduction by Welsh Government on Land Tax and in Business Rates legislation.

- 2.15 The Office for National Statistics publishes the Housing Affordability ratio each year. This looks at the house prices by taking the median price

paid for residential property. It then looks at earnings for the residents and then works out the median workplace-based gross annual earnings for full-time workers.

In Wales, in 2020, a full-time employee could typically expect to spend around 5.9 times their workplace-based annual earnings on purchasing a home, which is not significantly different to 2019. In Powys, the ratio is 6.13 for 2020 and has been slightly decreasing over recent years. The highest ratio for 2020 is to be found the Vale of Glamorgan at 8.78.

Whilst this demonstrates an above average affordability issue across Powys, it does not necessarily correlate directly with empty home or periodic property levels. This is because we would expect the authorities with the highest levels of such properties as periodic occupied properties (Gwynedd, Pembrokeshire, Anglesey) and empty homes (Carmarthenshire, Rhondda Cynon Taf, Swansea) to have higher levels of affordability issues. This lack of correlation, therefore, suggests a range of other factors impact upon affordability not specific and caused only by these home types.



2.16 In Appendix C the location of each property type is shown at Town and Community Council level. Each one was considered as to the percentage of that home type in comparison to the total number of dwellings in that area.

For periodic properties none exceeded 20% and only 3 exceeded 10% (Erwood and Llanwrthwl and Llangynog).

3. **Advice**

When considering the application of a premium consideration should be given to the following positive outcomes for Powys. Will the decision: -

- a) Increase the Council's ability to provide safe, secure, and affordable homes?
- b) Increase the supply of affordable housing generally?
- c) Enhance the sustainability of local communities?
- d) Will it help sustain or improve the economy of Powys?

Options:

Option 1 - Leave the premium at the current 50%.

Option 2 - Increase the Premium from 50% to 75%

Implementation Effective from the 1st April 2023

- 3.1 A billing authority can make, vary, or revoke a determination made under sections 12A and 12B of the 1992 Act, but only before the beginning of the financial year to which the decision applies. So, whilst there is no legal requirement to give the public a year's notice like the Council did with the introduction of the premium, to be fair to customers who would have to pay any potential increase, the Council should ensure that it gives fair notice to taxpayers of any decision to vary the charge.
- 3.2 It can be argued that as the consultation results show, most owners spend less than 4 months in occupation in the property and that suggests limited engagement into community life and limited local economic spend or need on services that would ordinarily occur in a fully occupied property.

Also, only 9% of properties have a tourism intention to them so again this is suggestive of limited tourism gain or any wider economic benefit to be derived from this class of properties.

Also, many of the outcomes mentioned in the consultation if a potential increase in premium took place, could move homes to being used more.

- 3.3 However, anecdotally some property owners have advised and shown Income & Awards of community engagement and family ties and future intention to move to the property which is born out in some of the consultation comments too.

There would also conversely be less demand on some Council services by 2nd homeowners as their main home is judged to be elsewhere and that is where they receive those services.

There is also a minority that occupy the property for much longer periods than 4 months a year and of course for all, whether high or low

occupation there does end up in some level of community engagement and some local economic and tourism gain through that, though the values are unknown and there is no means to measure this. There is also no Local Housing Market assessment for Powys to help measure current and future demand.

Also, the evidence in section 2 and analysis of the research does not show that second homes are proven to be **the** main cause or driver behind the complex rural issues that Powys faces around affordable homes demand or housing demand generally and around the sustainability of local communities.

- 3.4 Therefore, recognising that periodically occupied properties are only one cause or issue amongst many other bigger and complex drivers that need to be resolved, it is acceptable to say that there is potentially less housing supply in Powys and potentially less community sustainability because of them. However, increasing the premium is not necessarily going to mean the rural issues Powys face are then resolved. Also, the current premium forecasts show a gross liability of £1,240,000. This could be argued that it already compensates for any negative difference and can help support plans to grow the supply of affordable housing, any local economy gain needed and keep Powys communities vibrant.
- 3.5 Welsh Government have recently undertaken a consultation exercise “Local taxes for second homes and self-catering accommodation” which ended on the 17th November 2021. The consultation sought views on the current criteria and thresholds for defining property as self-catering accommodation and liable for non-domestic rates. Some properties used for this purpose are treated as businesses and are liable for non-domestic rates rather than council tax. On average in a year, we see 120 moves into Business Rates from owners of second homes. Some of this is offset with moves back in from the Business Rates List and from other new additions to the list but potentially without changes to this legislation, an increase in the premium could see more properties move across with subsequent revenue loss for Powys.
- 3.6 The responses to this consultation are currently being reviewed by Welsh Government. Details of the outcome will be published in due course.

4. Resource Implications

- 4.1 The impact of the change and how it influences property owners actions is difficult to predict and property numbers, band values and owner’s circumstances also change throughout the year. The proposed change in the level of premium charged is modelled and included in the tables below.

Table 1 : shows the current position

properties subject to premium	standard council tax Income	Premium Income (50%)	Total C.Tax Income	average charge per property	premium charge per property	average TOTAL Ctax charge per property
1,311	£2,480,000	£1,240,000	£3,720,000	£1,891.69	£945.84	£2,837.53

Table 2 : shows the increase in Gross Council Tax generated by increasing the premium

Financial modelling for an increase in premium %							
premium %	council tax Income	Premium Income	total ctax income	gross increase	average charge per property	premium charge per	TOTAL Ctax charge per
50%	£2,480,000	£1,240,000	£3,720,000	0	£1,891.69	£945.84	£2,837.53
75%	£2,480,000	£1,860,000	£4,340,000	£620,000	£1,891.69	£1,418.76	£3,310.45

Table 3 : shows the potential financial risk if owners choose to transfer to Business Rates or occupy or sell their property moving it out of the premium.

Risk of loss in numbers due to a premium increase				
Potential drop in C.Tax revenue	5%	10%	15%	20%
Move into Business Rates	£217,000	£434,000	£651,000	£868,000
Change to Primary residence (no premium payable)	£93,000	£186,000	£279,000	£372,000
	£310,000	£620,000	£930,000	£1,240,000
75% premium estimated gross income	£4,340,000	£4,340,000	£4,340,000	£4,340,000
estimated loss revenue due increase	£310,000	£620,000	£930,000	£1,240,000
	£4,030,000	£3,720,000	£3,410,000	£3,100,000
current income:	£3,720,000	£3,720,000	£3,720,000	£3,720,000
change in net Income	£310,000	£0	-£310,000	-£620,000

Table 4 : Potential financial risk if property owners act in the way indicated in the consultation

Consultation responses indicated much higher levels of change

40% said they would bring the property into a different use.	
12% said they would move the property into a holiday let business	
potential drop in c.tax revenue	
12% Move into Business Rates	£520,800
28% Change to Primary residence (no premium payable)	£520,800
	<u>£1,041,600</u>
75% premium estimated gross income	£4,340,000
estimated loss revenue due increase	£1,041,600
	<u>£3,298,400</u>
current income:	£3,720,000
change in net Income	<u>-£421,600</u>

- 4.2 Increasing the Premium to 75% will increase the average Council Tax liability for each property to £3,310.45 (Council Tax of £1,891.69 plus a premium of £1,418.76).
- 4.3 The tables above show that an increase in the premium charged can have a significant financial impact if owners act and move these properties out of the premium element.
- 4.4 The risk this presents to the Councils budget and its future financial sustainability must be considered carefully when considering this proposal. There is significant risk that the action of owners as a result of increasing the premium would limit or eliminate any of this gain.
- 4.5 The impact of any changes will also need to be considered when setting the Council Tax Base in the Autumn of 2022. The 12 month period before implementation of the change will give us sufficient time to review the impact of the change on the actions of property owners.
- 4.6 The Head of Finance (Section 151 Officer) notes the potential gross additional Council Tax revenue generated by increasing the premium to 75%, however there is significant risk that the action of owners as a result of increasing the premium would limit or eliminate any of this gain. The proposal to implement the change from the 1st April 2023 provides sufficient time to assess this potential impact fully, and it will also allow time to consider the outcome of the Welsh Government Consultation and any potential changes that may be imposed. The financial implications

of the change will be reconsidered as the budget is developed for 2023/24.

- 4.7 There is no legal requirement to give a year's notice of any change, as was the case when the premium was introduced, but the proposed implementation date of the 1st April 2023 ensures that fair notice is given to taxpayers.

5. Legal implications

- 5.1 Legal: the recommendations can be accepted from a legal point of view.
- 5.2 The Head of Legal and Democratic Services (Monitoring Officer) has commented as follows: " I note the legal comment and have nothing to add to the report".

6. Data Protection

- 6.1 None required.

7. Comment from local member(s)

- 7.1 None required.

8. Integrated Impact Assessment

- 8.1 Impact Assessment completed and provided with this report.

9. Recommendation

- 9.1 That Cabinet notes the views of Council expressed at its meeting on the 24th September 2020.
- 9.2 That Cabinet approve an increase to the Council Tax premium for periodically occupied properties from 50% to 75% with effect from 1st April 2023, and:
- Determine that this decision shall remain effective each financial year unless varied or revoked.
 - To publish the determination within 21 days in at least one local newspaper in accordance with Section 12 of the Local Government Finance Act 1992
- 9.3 That the financial implications of the change will be reconsidered as the budget is developed for 2023/24.

Contact Officer: David Morris Email: david.morris@powys.gov.uk

Head of Service: Jane Thomas

Corporate Director:

Appendix A – Consultation Results

Appendix B – Summary of research into empty homes and period homes

Appendix C – Town and Community Council areas that have empty or periodically occupied properties.

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Council Tax Premiums on Periodically Occupied Properties Consultation Report



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Background

On the 9 March 2016, Members resolved to introduce a Council Tax premium of 50%, effective from 1st April 2017, for properties that were periodically occupied, resulting in a total charge of 150%.

Regulations allow for a 100% Council Tax premium to be charged on periodically occupied properties, (a property that is substantially furnished and is NOT occupied as someone's sole/main residence) resulting in a total charge of 200%.

A periodically occupied property is more commonly known as:

- A holiday home
- A second home
- A holiday let – that falls short of the criteria to be rated for Business Rates, i.e. available for let for 140 days and/or physically let for 70 days in a 12-month period.

Powys County Council on 24 September 2020 considered a notice of motion to increase the Council Tax premium for periodically occupied properties to 75%, and the Council is keen to understand:

- The impact periodically occupied properties have within local communities with regards to tourism and the local economy.
- The impact on the availability of affordable housing
- What impact increasing the premium may have on numbers of periodically occupied properties in the future.

The results will help the Council to determine future policy in relation to council tax premiums on periodically occupied properties.

The Consultation



The 'Council Tax Premiums on Periodically Occupied Properties' consultation ran from 2 November to 14 December 2020.

There were 780 responses to the consultation, including eight through the medium of Welsh, two by post and six by email – the emailed responses are included as Appendix A as they are general comments as opposed to answers to the specific survey questions.

Responses to the online English and Welsh consultations (772 in total) are included in the results below and full verbatim comments from the open questions can be found in Appendix B.

Please note – Responses to the Welsh survey have been translated for use in this report. A Welsh version of this report is also available. Not all respondents answered all questions – the number of responses is listed by each question.

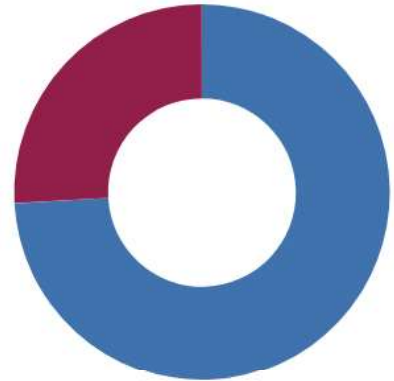
Council Tax Responsibilities

Q. Are you responsible for paying Council Tax on a periodically occupied property?

This was a compulsory question (all 772 respondents answered) with the answer directing the respondent to the next appropriate set of questions.

'Yes' directed them to question about owning a long-term empty property and 'No' directed them to general questions about Council Tax premiums.

Option	Total	Percent
Yes	572	74%
No	200	26%

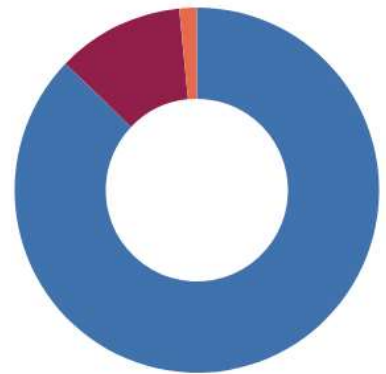


Relationship to Powys

Q. Are you responding to this survey as...?

This question had 195 responses. This question was for those who answered 'no' to the above.

Option	Total	Percent
A Powys resident	170	87%
An individual living outside of Powys	22	11%
An organisation	3	2%

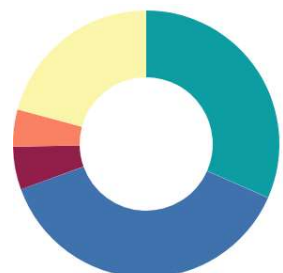


Council Tax Premium - Periodically Occupied Property Owners

Q. Please indicate which option best describes how the property is currently used? (Respondents were asked to select one option)

There were 557 responses to this question.

Option	Total	Percent
As a holiday home by myself and my family/friends	176	32%
As a second home	211	38%
As a holiday let	29	5%
Combination of holiday home and holiday let	25	4%
Other, please tell us more: There were 185 responses to this part of the question. Full responses can be found in Appendix B1.	116	21%



Q. For the financial year 2019-20 on how many nights was the property occupied? (Whether as a holiday home and/or holiday let)

There were 539 responses to this question.

Option	Total	Percent
Up to 30 nights	87	16%
31 to 60 nights	112	21%
61 to 90 nights	106	20%
91 to 120 nights	86	16%
121 to 150 nights	46	8%
151 to 180 nights	47	9%
181 to 270 nights	38	7%
Over 270 nights	17	3%



Q. If the council was to increase the Council Tax premium currently charged on your periodically occupied property, which of the following would apply? (Respondents were asked to choose one option)

There were 558 responses to this part of the question.

Option	Total	Percent
I would continue to use it as I do now	177	32%
I would consider moving into the property as my main residence	68	12%
I would consider selling the property	134	24%
I would consider letting out the property on a long-term tenancy	19	3%
I would consider running a holiday let business - securing over 70 nights of bookings per year	65	12%
Other	95	17%



Despite 95 people ticking the ‘other, please tell us more’ option in the above question there were 187 responses given in the comment box. *Full responses can be found in Appendix B2.*

Themes in the responses, that were not already covered in the above choices, included:




- Plan is to move into the property/spend retirement there
- Family property – usually used more but due to Covid have been unable to visit
- Apply for business rates instead of paying Council Tax
- Unsure/cannot decide whilst the pandemic is ongoing

Council Tax Premium – Periodically Occupied Properties

The following set of questions were available for all 772 respondents to answer.

Q. What impact on local communities do you believe periodically occupied properties currently have on key issues such as tourism and the local economy?

There were 763 responses to this question.

Option	Total	Percent
 Positive	498	65%
 Neutral	139	18%
 Negative	126	17%

If you have answered 'negative', please tell us how this could be minimised:




Despite 126 people answering 'negative' to the above question there were 212 responses given in the comment box. *Full responses can be found in Appendix B3.*

Themes in the responses included:

- Stopping locals being able to afford and buy properties
- Put a cap on the maximum number of second homes
- Houses are for living in
- Many owners not from Wales – impact on Welsh language
- Remove the 'register as a business' loophole

Q. What impact do you believe periodically occupied properties currently have on supporting a vibrant local community?

There were 762 responses to this question.

Option	Total	Percent
 Positive	444	58%
 Neutral	188	25%
 Negative	130	17%

If you have answered 'negative', please tell us how this could be minimised:




Despite 130 people answering 'negative' to the above question there were 186 responses given in the comment box. *Full responses can be found in Appendix B4.*

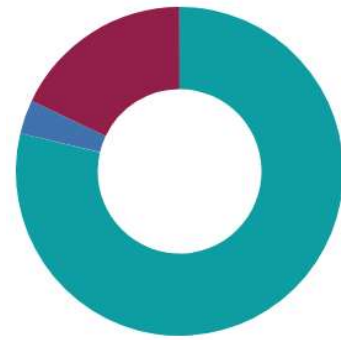
Themes in the responses included:

- Communities are disappearing/feel like ghost towns
- House prices are too high for local people
- Visitors are there long enough to contribute to community
- Vibrant local communities are not made up of tourists and visitors
- We employ local tradesmen and contribute to the local economy

Q. The council is considering increasing the Council Tax premium charged on periodically occupied properties (currently 50%). Please indicate what you think would be the most appropriate option:




There were 747 responses to this question.

Option	Total	Percent
 Leave at 50%	588	79%
 Increase to 75%	25	3%
 Increase to 100%	134	18%



Q. What impact, if any, do you think increasing the Council Tax premium would have on number of periodically occupied properties within Powys?

There were 755 responses to this question.

Option	Total	Percent
 Positive	115	15%
 Neutral	214	28%
 Negative	426	57%

If you have answered 'negative', please tell us how this could be minimised:




Despite 426 people answering 'negative' to the above question there were 448 responses given in the comment box. *Full responses can be found in Appendix B5.*

Themes in the responses included:

- Likely put off prospective buyers
- We will sell our property
- Doubt it will make a difference
- Many would become businesses

Q. What impact, if any, do you think increasing the Council Tax premium on periodically occupied properties would have on the availability of affordable housing within Powys?

There were 753 responses to this question.

Option	Total	Percent
 Positive	133	18%
 Neutral	437	58%
 Negative	183	24%

If you have answered 'negative', please tell us how this could be minimised:




Despite 183 people answering 'negative' to the above question there were 285 responses given in the comment box. *Full responses can be found in Appendix B6.*

Themes in the responses included:

- Cause financial hardship
- Doubt it will have any impact
- Decrease the number of them
- Move into the property as main residence
- Forced to sell

Q. What impact, if any, do you think increasing the Council Tax premium on periodically occupied properties would have within the local community?

There were 759 responses to this question.

Option	Total	Percent
 Positive	136	18%
 Neutral	255	34%
 Negative	368	48%




If you have answered 'negative', please tell us how this could be minimised:

There were 360 responses to this part of the question, *full responses can be found in Appendix B7*, themes included:

- Minimal/no difference
- Depends on how the money is used
- Less employment - people to manage and upkeep properties
- Owners will leave/sell

Q. What impact, if any, do you think increasing the Council Tax premium on periodically occupied properties would have on tourism within Powys?

There were 757 responses to this question.

Option	Total	Percent
 Positive	48	6%
 Neutral	261	35%
 Negative	448	59%




If you have answered 'negative', please tell us how this could be minimised:

There were 414 responses to this part of the question, *full responses can be found in Appendix B8*.
Themes included:

- Less visitors to spend money in Powys
- Less availability of accommodation
- Cause rental costs to increase/have to charge more for people to use the properties

Q. What impact, if any, do you think increasing the Council Tax premium on periodically occupied properties would have on the local economy?

There were 752 responses to this question.

Option	Total	Percent
 Positive	114	15%
 Neutral	205	27%
 Negative	433	58%




If you have answered 'negative', please tell us how this could be minimised:

There were 408 responses to this part of the question. *Full responses can be found in Appendix B9*.
Themes included:

- Little/no change
- More money to spend on local services
- Less money/spending power for the local community
- Less tourists/visitors

Q. What impact, if any, do you think increasing the Council Tax premium on periodically occupied properties would have on the Welsh Language in Powys?

There were 748 responses to this part of the question.

Option	Total	Percent
 Positive	101	13%
 Neutral	552	74%
 Negative	95	13%

If you have answered 'negative', please tell us how this could be minimised:

Despite 95 people answering 'negative' to the above question there were 176 responses given in the comment box. *Full responses can be found in Appendix B10*.

Themes in the responses included:

- Potentially positive
- No connection at all
- Owners have interest in learning Welsh as much as locals

Q. Please use this space to make any other comments you have concerning periodically occupied properties:

There were 512 responses to this part of the question. *Full responses can be found in Appendix B11.*

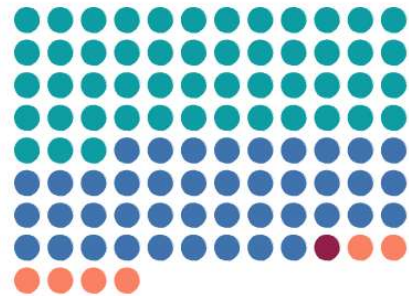
Themes in the responses included:

- There is an urgent need for more housing in Powys
- Too many properties stand empty for long periods of the year
- Important to balance the economic benefits of tourism with the negative impact of people buying houses to let for holiday makers
- The Covid-19 pandemic needs to be taken into consideration
- Shouldn't be penalised for owning a second property

Demographics

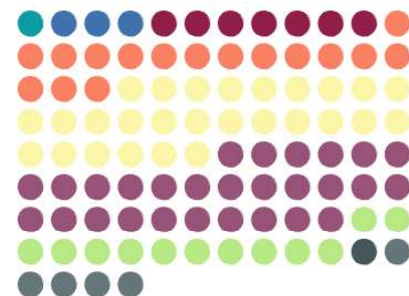
Gender

Option	Total	Percent
● Male	393	51%
● Female	321	42%
● Gender fluid/Non-binary/ Gender neutral	4	1%
● Prefer not to say	46	6%



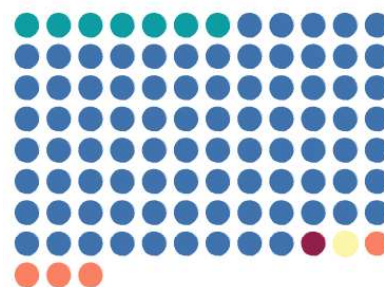
Age

Option	Total	Percent
Under 16	0	0%
● 16-24	1	1%
● 25-34	3	3%
● 35-44	7	7%
● 45-54	16	16%
● 55-64	27	27%
● 65-74	28	28%
● 75-84	12	12%
● 85 +	1	1%
● Prefer not to say	5	5%



Preferred language

Option	Total	Percent
● Welsh	55	7%
● English	658	86%
● BSL - British Sign Language	1	1%
● Other	10	1%
● Prefer not to say	38	5%



If you chose 'other' please state your preferred language:

There were 25 responses to this part of the question, *full responses can be found in Appendix B12*, answers included:

- Both English and Welsh – no preference
- Yiddish
- French
- I would like to learn/am learning Welsh

The Welsh Language

Q. Do you have any concerns or evidence to suggest that the Council is treating/using the Welsh language less favourably than English in relation to the equality objectives listed in this survey?

There were 761 responses to this question.

Option	Total	Percent
Yes	19	3%
No	574	75%
I don't know	168	22%

Q. If yes, please give details and state how the proposal / changes suggested in this survey will affect opportunities to use the Welsh language in your view?

There were 57 responses to this question. *Full responses can be found in Appendix B13. Answers included:*

- I think schools need greater support to offer Welsh & encourage bilingualism
- It is excellent that the Welsh Language is promoted and encouraged.

Some answers were asking about a Welsh version of this consultation as they hadn't seen one. The Welsh version was available on the Cymraeg page of the Consultation Hub website and widely communicated through the Cyngor Sir Powys social media channels, press releases and website.

Q. What changes could be made in order to have a more positive effect on the Welsh language?

There were 210 responses to this question. *Full responses can be found in Appendix B14. Answers included:*

- Free lessons
- Encourage incomers to learn the language
- More investment in Welsh education/learning
- Welcome packs for incomers moving into Powys giving them information about the area, about Welsh culture and history, politics etc.

Appendix A

A1: Responses received by post:

2

The results will help the Council to determine future policy in relation to council tax premiums on periodically occupied properties.

Please Note: Powys County Council is responsible for ensuring and protecting your privacy when you respond to a survey using this portal. If you were to give us any personal data (your full name, address or phone number), we would like you to know that it will be stored securely for a limited period only, used only for the purposes described in the survey and in compliance with the new General Data Protection Regulation (GDPR). Click on the Privacy tab at the bottom of the page to find out more.

Your Council Tax Responsibilities Are you responsible for paying Council Tax on a periodically occupied property?(Required)

Please select only one item

Yes

No

Your relationship to Powys Are you responding to this survey as....?

Please select only one item

A Powys resident

An individual living outside of Powys

An organisation

Council Tax Premium - Periodically Empty Property Owners Please indicate which option best describes how the property is currently used? (Please select one option)

Please select only one item

As a holiday home by myself and my family/friends

As a second home

As a holiday let

Combination of holiday home and holiday let

Other, please tell us more. *Please go to addition to this, enclosed.*

For the financial year 2019-20 on how many nights was the property occupied? (Whether as a holiday home and/or holiday let)

Please select only one item

Up to 30 nights *Due to lockdowns*

31 to 60 nights

61 to 90 nights

91 to 120 nights

121 to 150 nights

151 to 180 nights

181 to 270 nights

Over 270 nights

What impact, if any, do you think increasing the Council Tax premium on periodically occupied properties would have on the availability of affordable housing within Powys?

Please select only one item

- Positive
- Neutral
- Negative

If you have answered 'negative', please tell us how this could be minimised:

What impact, if any, do you think increasing the Council Tax premium on periodically occupied properties would have within the local community?

Please select only one item

- Positive
- Neutral
- Negative

If you have answered 'negative', please tell us how this could be minimised:

What impact, if any, do you think increasing the Council Tax premium on periodically occupied properties would have on tourism within Powys?

Please select only one item

- Positive
- Neutral
- Negative

If you have answered 'negative', please tell us how this could be minimised:

What impact, if any, do you think increasing the Council Tax premium on periodically occupied properties would have on the local economy?

Please select only one item

- Positive
- Neutral
- Negative

4

If the council was to increase the Council Tax premium currently charged on your periodically occupied property, which of the following would apply?

(Please select one option)

Please select only one item

- I would continue to use it as I do now ✓
- I would consider moving into the property as my main residence
- I would consider selling the property
- I would consider letting out the property on a long-term tenancy
- I would consider running a holiday let business - securing over 70 nights of bookings per year
- Other, please tell us more:

Council Tax Premium - Periodically Occupied Properties

What impact on local communities do you believe periodically occupied properties currently have on key issues such as tourism and the local economy?

Please select only one item

- Positive ✓
- Neutral
- Negative

If you have answered 'negative', please tell us how this could be minimised: What impact do you believe periodically occupied properties currently have on supporting a vibrant local community?

Please select only one item

4

- Positive ✓✓✓✓✓✓✓✓
- Neutral
- Negative ✓

If you have answered 'negative', please tell us how this could be minimised:

The council is considering increasing the Council Tax premium charged on periodically occupied properties (currently 50%). Please indicate what you think would be the most appropriate option:

Please select only one item

- Leave at 50% ✓
- Increase to 75%
- Increase to 100%

What impact, if any, do you think increasing the Council Tax premium would have on number of periodically occupied properties within Powys?

Please select only one item

- Positive
- Neutral ✓
- Negative

} Please go the additional sheet, enclosed.

If you have answered 'negative', please tell us how this could be minimised:

•Negative

5

What impact, if any, do you think increasing the Council Tax premium on periodically occupied properties would have on the Welsh Language in Powys?

Please select only one item

- Positive
- Neutral ✓
- Negative

If you have answered 'negative', please tell us how this could be minimised:

Please use this space to make any other comments you have concerning periodically occupied properties:

About You Are you?

Please select only one item

- Male
- Female ✓
- Gender fluid/Non-binary/Gender neutral
- Prefer not to say

How old are you?

Please select only one item

- Under 16
- 16-24
- 25-34
- 35-44
- 45-54
- 55-64
- 65-74 ✓
- 75-84
- 85 +
- Prefer not to say

What is your preferred language?

Please select only one item

- Welsh
- English ✓
- BSL - British Sign Language
- Other
- Prefer not to say
- If you chose Other please state (if you wish to)

6

Do you have any concerns or evidence to suggest that the Council is treating/using the Welsh language less favourably than English in relation to the equality objectives listed in this survey?

Please select only one item

Yes
No ✓
I don't know ✓

If yes, please give details and state how the proposal / changes suggested in this survey will affect opportunities to use the Welsh language in your view? Please give your views here

What changes could be made in order to have a more positive effect on the Welsh language? Please give your views here

Teach school children in Welsh, from Nursery age → College.

Please send your reply to :-

Lowri Shepstone
Powys County Council
Communication and Marketing
County Hall,
Llandrindod Wells
LD1 5LG

The Council Tax section telephone lines are open between 9am and 1pm. We welcome correspondence in both Welsh and English and aim to provide an equal standard of service in both languages. We only collect personal data from you we need in order to provide services to you. Further information regarding the sharing and storage of data can be found at www.powys.gov.uk

Yours sincerely

L Lewis
Income Officer / Swyddog Incwm

Yn agored a blaengar - Open and enterprising
www.powys.gov.uk

FURTHER: To our recent Telephone communication.

My late Husband, has relatives in the Village and had been going there since his time began.

On the solicitors letter that is a part of the deeds pack, a paragraph is included that states "the property will never be sold in our life time" it is our wedding present to each other; and I will N.E.V.E.R sell it It will N.O.T be sold during my lifetime. I am looking forward now to the future.

Best Wishes
yours faithfully

8th December 2020

Dear Councillors

**CONSULTATION FORM ON COUNCIL TAX PREMIUM ON PERIODICALLY OCCUPIED PROPERTIES
COVERING LETTER.**

I enclose the Consultation Form. I attach it on a Word Document because the form sent by the Council did not "Save and Come Back Later" as it stated. Every time I saved it, I lost the content. It cost me a considerable amount of time. I hope this form it is acceptable.

I have expressed my views on the form, but what I have not been able to say as the questions do not invite it is the effect this Premium increase is having on me and my husband. We are getting increasingly upset by what feels to us a deliberate attempt at alienating people who have "2nd homes".

We inherited our home – a tiny cottage where my aunt had lived for many years. I am a "local" girl, born and bred in Aberystwyth, my father and grandparents are buried in Llandre, and I have been made to feel totally unwelcome in the County of my birth by the persistent efforts of Powys to ensure we leave.

When the "Premium" came into play 2 – 3 years ago now, we put the cottage up for sale. It was a terrible decision for us, but it was all we could do. It has not sold – you can check with MMP. If there was a huge shortage of homeless people in Machynlleth, where are they? We are not over charging, in fact we are selling at a low price, but there is no demand for it.

Clearly the Pandemic hasn't helped, and it was because of that that we received a very unpleasant letter from Powys telling us not to visit etc. We did not need such a hostile letter at the time which only added to our distress.

We are pensioners (not exploitative landlords) and cannot afford the Premium. We have paid full Council Tax since inheriting the cottage nearly 30 years ago. I have offered to pay the Premium part when I sell, but have been told that that is not acceptable either.

I can see that this Consultation is to justify putting it up even more, and I can only say that will be an unmitigated disaster for Machynlleth, as tourism and the economy will be affected. It will also result in fewer visitors coming to Machynlleth and that would be a great shame for the residents who welcome and enjoy having visitors.

In our case, it is particularly sad as we have loved the cottage for 30 years, and would not be selling if it wasn't for the actions of Powys County Council. The effect on us has been terrible and we are very upset by the way we are being treated.

Please find a compromise for people like us who, through no fault of their own, inherit a property which they can't sell. Maybe the Council could consider buying it – it is an historic listed building which is part of Machynlleth's heritage?

Yours faithfully,

January 2021

Council Tax Premium on Periodically Occupied Properties

Closes 14 Dec 2020

Your Council Tax Responsibilities

Are you responsible for paying Council Tax on a periodically occupied property?

(Required) Yes No

Please indicate which option best describes how the property is currently used?
(Please select one option)

- As a holiday home by myself and my family/friends
- As a second home
- As a holiday let
- Combination of holiday home and holiday let
- Other, please tell us more:

We regard the cottage we own as part of our Home. We visit as often as possible. As a listed building, we have spent a lot of money on it keeping it in good condition.

We do not rent out commercially. Family and friends stay there, or rent holiday homes nearby when we are there. So we bring a lot of visitors to the area as well. Re question below - exact numbers not known - and 2020 has been different because of pandemic and letter received from C. Turner telling us not to visit.

If the council was to increase the Council Tax premium currently charged on your periodically occupied property, which of the following would apply? (Please select one option)

- I would continue to use it as I do now
- I would consider moving into the property as my main residence
- I would consider selling the property - *it is already up for sale.*
- I would consider letting out the property on a long-term tenancy
- I would consider running a holiday let business - securing over 70 nights of bookings per year
- Other, please tell us more:

Since this extra tax was charged, we realise we cannot afford it, and very reluctantly we have put the cottage up for sale. It is a bitter blow for us, but we cannot afford it now, let alone in the future, especially if the Council put it up even more.

I am sure we cannot be alone in this, and such a decision by the Council would have a catastrophic affect on people like us, not to mention the wider implications on the community, local economy and tourism.

1. What impact on local communities do you believe periodically occupied properties currently have on key issues such as tourism and the local economy?

Positive Neutral Negative

- **Having people coming to stay in a small town like Machynlleth can ONLY be beneficial. In my case, I come so regularly, I always do all my "Health Food" at the old Quarry Shop and I always do all my Christmas shopping at Ian Snow's.**
- **My husband and I are great walkers, (I am limited now by arthritis), and there isn't a route within a 10 mile radius that we do not know. This has a knock on effect on touristy businesses, and we have not had a summer holiday anywhere else in the world in thirty years.**

2. What impact do you believe periodically occupied properties currently have on supporting a vibrant local community?

Positive Neutral Negative

There is no negative effect. We have some very special friends in Machynlleth. We always use local craftsmen and services, do all our shopping and eating out in the Town, and apart from walking the hills, we never go further than Aberystwyth to visit old haunts.

I cannot see what any negative impact the Council is thinking of could be. It is not as if Machynlleth is a "ghost" town in the winter, as is perhaps the case in some Cornish villages, or is it over ridden by tourists except possibly during the Comedy Festival.

3. The council is considering increasing the Council Tax premium charged on periodically occupied properties (currently 50%). Please indicate what you think would be the most appropriate option:

NONE OF THEM . It should only be "normal" council tax with no premium.

Leave at 50% Increase to 75% Increase to 100%

4. What impact, if any, do you think increasing the Council Tax premium would have on number of periodically occupied properties within Powys?

Positive Neutral Negative

The impact of increasing the Council Tax on us is catastrophic, and has left us heart broken. It has forced us to put our cottage up for sale, and that has been a terrible decision for us. It has undoubtedly affected us both very badly. We have cared for the cottage, lived in and loved this wonderful Town, but this is for nought. We can no longer afford it, and that is a loss all round.

What has the Council to gain by forcing us out?

5. What impact, if any, do you think increasing the Council Tax premium on periodically occupied properties would have on the availability of affordable housing within Powys?

Positive Neutral Negative

I very much doubt if it will have any impact. I have tried to find out about this issue. I have been in touch with Powys to enquire about the homeless/housing issue. I asked if they would like my cottage to rent out to anyone homeless and I was told NO, they do not do that. There are dozens of houses for sale and to rent in Machynlleth. Recently a new complex of flats have been built at the old timber yard in Maengwyn, advertised as "affordable".

If there is a housing problem in Machynlleth, I am not aware of it despite trying to find out about this.

It is a complete misunderstanding to blame the "periodically occupied properties" for any shortage of housing in Machynlleth. The one does not necessarily lead to the other. There is not evidence for any causal link, but unfortunately the "periodically occupied property owners" are seen as non contributing "easy targets" and this is very sad indeed.

6. What impact, if any, do you think increasing the Council Tax premium on periodically occupied properties would have within the local community?

Positive Neutral Negative

I think it would be very negative indeed. It would force people away and reduce the availability of housing for visitors. The world is a big place, and to cut a small town off from the ability to have visitors from different cultures would lead to a very narrow inward looking approach. Machynlleth is not like that. The local community is friendly and gregarious. My experience is that everyone I meet is helpful, caring and interested in other people. To prevent a local community from having outside people coming in is like a possessive parent not letting a child out to play.

7. What impact, if any, do you think increasing the Council Tax premium on periodically occupied properties would have on tourism within Powys?

Positive Neutral Negative

Fairly disastrous I should imagine – for the reasons I have already stated. The only way to minimise this negative effect is "Don't do it". The Council does not have to put up the Tax. Surely there is a choice? It is obviously easier to tax periodic residents to other residents but that does not make it a right or wise decision in terms of what is best for the community, who in many ways, do depend on tourism. If tourism slumped, it would be a significant blow for a town like Machynlleth.

We have not let out our cottage commercially, but that has not meant that friends and family have not regularly stayed and contributed hugely to the local economy, especially the restaurants, cafes, pubs and shops.

In addition, friends and family will also come and rent holiday homes near by when we are living at the cottage. All this will stop.

The impact of a further increase in Council Tax will be catastrophic on tourism.

8. What impact, if any, do you think increasing the Council Tax premium on periodically occupied properties would have on the local economy?

Positive Neutral Negative

As previous question – it would be quite disastrous, catastrophic, a complete mistake. Please don't do it.

9. What impact, if any, do you think increasing the Council Tax premium on periodically occupied properties would have on the Welsh Language in Powys?

Positive Neutral Negative *I find this question quite unreasonable.*

This is a strange question and I cannot see what the connection is between the Welsh Language and increasing the Council Tax premium.

I was brought up speaking Welsh, in Aberystwyth, and when I inherited the cottage, I attended courses to keep it up. I would not pretend to be fluent, but I can understand and pronounce words. I was not aware that this had become a condition of living in Wales.

10. Please use this space to make any other comments you have concerning periodically occupied properties:

Comment box:

I acknowledge that there is a problem here. You must understand that, having inherited the cottage 30 years ago, having respected its listed status, having loved it and having come from the area in the first place, I am feeling rather battered by the decision of the Council to put the cottage out of our financial reach.

If I was told there was a family who would be able to make a home in it, I would sell it - I am not wanting to cause a housing shortage, or be inflexible in the way I view this situation.

But I have been consistently told this is not the case. Having the house up for sale for 2 years has not led to a buyer, and to continue to force us to pay an ever increasing charge for this is simply not fair. There should be some way of differentiating the personal circumstances of "periodically occupied property" owners - and work out a fair Council Tax accordingly - not all of us are rich landlords and the housing market is not a guaranteed solution.

About You

Are you?

Male Female Gender fluid/Non-binary/Gender neutral Prefer not to say

How old are you?

Under 16 16-24 25-34 35-44 45-54 55-64 65-74 75-84
 85+ Prefer not to say

What is your preferred language?

Welsh English BSL - British Sign Language Other Prefer not to say

If you chose Other please state (if you wish to)

Do you have any concerns or evidence to suggest that the Council is treating/using the Welsh language less favourably than English in relation to the equality objectives listed in this survey?

Yes No I don't know *I am unclear what the "equality objectives" are.*

If yes, please give details and state how the proposal / changes suggested in this survey will affect opportunities to use the Welsh language in your view?

Please give your views here

What changes could be made in order to have a more positive effect on the Welsh language?

Please give your views here

I can't see how increasing the Council Tax premium to an unaffordable level could possibly have a positive effect on the Welsh language. As I said in the form there does not seem to be a causal link.

A2: Emailed responses received in the haveyoursay@powys.gov.uk inbox.

From:

Sent: 25 November 2020 16:45

To: haveyoursay@powys.gov.uk

Cc:

Subject: Consultation on council tax and second homes

Dear Sir/Madam,

I will try again to fill in the consultation. I'm afraid I was called away before I could finish it last time I tried.

May I just make some observations about the survey please?

It was such a good opportunity to really understand more about second home ownership.

Questions I would have liked to have seen include

Is this house a second home or would it fit into a better category?

(In my case, it is my house, it is in my name and if my husband dies before me, I will return to live in it. Second marriage. He also had a house. Both of us have wills to ensure our children by our first marriages do not lose out because we married again)

Why do you have a house in Powys?

(In my case, I have a house in the village where I was born.. pretty good reason I reckon)

Do you need help from

Cleaners

Gardeners

Builders

Electricians

Handymen

Boiler Man

Computer Support

Other traders

(In my case, I have help from gardeners. I have had help from cleaners. I have help from builders and handymen)

Do you let any part of your property (you did ask a question similar to this)

Do you use local agencies to help you find a tenant. (In my case, yes)

Do you use local agencies to manage your property (In my case, no)

Where do you shop when you are in Powys?

A question on spend in the area would have been interesting.

For example, until Covid this year prevented me coming to Powys, I always bought my dog food in Hay and Brecon farmers.

My last pair of shoes that I bought was bought in Hay.

I am not a big meat eater but the only butcher I buy from is Billy George's in Talgarth.

I get my Christmas Turkey from a local in Glasbury

and so on.. a much clearer picture of the economic advantages to Powys of having second home ownership could have been established. It is not all negative.

Do you volunteer in the area?

I have stewarded for the Hay Festival for over twenty years.

Do you attend any local events?

Try to support Glasbury Art events

Do you attend a place of worship in the area?

Yes

What use do you make of the local restaurants, pubs etc?

Before Covic I used both

It was really disappointing that the consultation was drawn up to prove how awful second home ownership was for the area. It needed to look objectively at the issue and establish the positives as well.

A long time ago, I was one of Powys' young people. I would have loved to have lived all my life in my patch of heaven but there were no jobs for me, no opportunities. I had to move away to find work.

That problem doesn't really seem to have been addressed. There still don't seem to be jobs for able youngsters.

Please be grateful that our roots bring us back and that we try as best we can to help.

With best wishes

From:
Sent: 19/11/2020 19:42:19
To: Revenues (CSP - Generic)
CC:
Subject: Your ref. 80024356

Dear Sirs & Counsellor Davies,

In the letter with the above reference you encouraged us to respond to your consultation on the proposals to increase the council tax surcharge on second homes.

We strongly oppose this measure which we think is unfair and discriminatory.

For that reason we wrote the attached letter to our local councillor and the Leader of Powys County Council amongst others setting our views as clearly as possible.

We attach it again here so our thoughts and comments can be taken in to account as you decide how best to raise the necessary monies to fund the council's budget for 2020/21 and beyond.

I should note that we are happy to pay our fair share to support local services in Powys. If the council tax for everyone is increased to meet that goal we would not complain. Our issue is that we, two people who have family connections that go back generations here in Powys, are being picked on for spurious reasons under a policy that is unfair and disheartening.

Yours,

Accompanying Letter:

We are writing to you, our local councillor, as long standing residents with a so called 'second home' here in Powys, to express our strong views that the council tax surcharge should not be increased further for current second home owners like us. We believe it is a discriminatory policy as currently implemented and that given the low level of second homes in Powys will have little or no impact on the key issues on which the Council is seeking views in the consultation. Moreover, we believe the policy is unfair, economically damaging to the economy in Powys, inconsistent with building strong communities amongst existing residents and is simply a stealth revenue raising measure for the Council.

We have owned our house near Boughrood for almost 25 years and my family has lived in this area far longer than that: many of our family are Welsh and both my great grandfather and great great grandfather were born just near here in Llandefalle. We spend about half our time in our home here and are therefore far from an absentee owner. We do not regard it as our second home. We simply decided many years ago that instead of moving to one larger home as most people do when the opportunity arises, we would have two smaller homes and split our time between two areas and communities we love, something our work and family life enabled us to do.

The idea for a second home surcharge was based, we understand, on the view that councils with large numbers of rarely used second homes should be able to disincentivise people from buying further such houses as, if second home ownership gets too great it risks undermining communities and, potentially, increase housing costs for those who live in the area full time.

These are reasonable concerns, but of course the degree to which they are relevant in Powys is a function of the extent and density of existing second home ownership here and the rate at which it is growing. In Powys the rate and density of such houses is low, lower than many other areas in Wales such as the West Coast and Snowdonia.

However, even if a case could be made that the number, density and growth rate of second homes in Powys is of such a level that increased deterrents to further second home ownership should now be put in place, two further questions arise: is an increase in the surcharge on the council tax the most effective way to do it? and, is it fair and proportionate to apply such a surcharge to people who have had such homes for long periods of time as opposed to those who wish to buy a second home now and thereby increase the stock of such second homes and potentially house prices in the process?

When we bought our home 25 years ago it was almost derelict. It had been on the market for years and never found a local buyer (or any buyer). It's listed and was worth saving, we thought, though any prospective buyer would have been able to work out that doing so was uneconomic. No one could argue that our owning this house has reduced the amount of affordable housing in Powys.

We have invested huge sums, working with CADW, to bring the house back to life. When we die it will now be here for future generations and the local community as an important, restored medieval building to be proud of. We only used local contractors to do all the work, we bought all the furniture locally, we used local architects and surveyors and even now we only use local people to maintain it. Consequently we have spent far more on local services and contractors than most home owners. There can be no question that we have improved the local economy, rather than harmed it. And our roots are here too, my family goes back many generations in the few square miles around this house.

We have long felt it was very unfair to impose the council tax surcharge on existing second home owners. It is discriminatory, picking on people who made their decision to invest here many years ago, and it singles out people and highlights difference when surely the goal should be to promote harmony and inclusion. It is also a tax that is not linked to people's ability to pay. So its impact on people like us is to force us to cut back expenditure on local services. It therefore directly and immediately harms the local economy.

If deterring second home ownership is really the policy aim here, the key, especially in Powys where second home ownership is low, is to deter new second home ownership rather than simply making life harder for long standing members of the community like us.

In summary: if there is a robust justification for a policy objective of deterring second home ownership in Powys, and if it has been proven that the council tax surcharge delivers meaningfully on that aim, and if it has been proven that increasing the surcharge by a further 25% will make a material impact on deterring second home purchases compared to the current 50%, then a reasonable policy response would be to impose that additional surcharge on **new buyers** of second homes. It is not however reasonable or fair to impose it on those, like us, who come from Powys, love Powys, who have lived here for decades, and who are significant contributors to, and investors and participants in, the local community (we are even long standing Vice Presidents and financial supporters of the local agricultural show). It is very hard for us to comprehend why the Council would want to implement a policy that seeks directly to harm committed members of the local community like us.

We very much hope you will support us by arguing and voting against the proposed increase in the surcharge when it comes to Council for a decision. If the Council budget needs additional funds there must be fairer ways of raising that money than this.

Yours faithfully,

From:

Sent: 13 December 2020 16:45

To:

Subject: Powys Council Tax Premium

Dear Councillor Price

As owners of a second home in Powys we have responded to the Consultation document provided by Powys Council on the proposed Council Tax Premium.

Finding it difficult to convey our point of view within the questions provided in the consultation document we have expanded our viewpoint in the accompanying attachment.

We hope that you will take these views into consideration.

Thanking you for your time

Kind regards,

Powys Council Tax Premium

The definition of second home in this consultation document covers a variety of properties and to include all these under one heading is misleading. The purchasing of viable properties in towns and villages as second homes, leading to price escalation (thus becoming unaffordable for local families) is a problem. But there is no doubt that some second homes are definitely not in this category.

It is these other 'second home' properties which are very isolated, have difficult access, with no services such as electricity, gas or water, but which are appreciated by their owners for this isolation and the ability to live simply and frugally. These properties, off the beaten track, and without any modern facilities, are demonstrably unsuitable for normal daily family life. They merit a separate 'second home' definition ... 'family second home' or 'character home' perhaps.

We own one such property which we bought in 1971 when it was in a ruinous state having been empty for 30 years. With no windows or doors it was used as a shelter by the hill sheep. No local people seemed interested in buying this property. We have since renovated it in such a manner that it is habitable but is by no means luxurious.

Our property is an isolated, 'back-sided' house (the sun does not reach the house or its land at all during the winter months), accessed via a steep unmade farm track over private land. It is totally unsuitable as a family home for people needing all year round access. There is no broadband (or phone line), it is off grid (no electricity or mains gas), and has an intermittent water supply via a stream.

In fact it is not legally rentable. Our farming neighbours would take a dim view of us allowing unknown vehicles to attempt the access track.

We contribute to the upkeep of the track including repairs to the bridge over the stream. The access is only suitable for a four-wheel drive vehicle and is often impassable in very wet and icy/snowy conditions.

Although we use the local shops, garages and DIY centres we probably do not spend as much money in the community as a household living permanently in the property. However we definitely contribute to the community. We are members of the church and support it through its Stewardship scheme; appreciating the wonderful wildlife in mid Powys we are members of two Wildlife Trusts (Radnor and Brecknock – now combined with South Wales Trust) and also Rhayader by Nature. We support Shakespeare Link.

We have always respected the local community and the fact that we are 'visitors' to this lovely country. We have kept away from using our cottage during problem times eg the Foot and Mouth disaster and again this year – even before receiving the unsympathetic letter from Powys Council we had decided we must protect the local community by keeping away during the Covid pandemic.

It would be useful to be given straightforward reasons for proposing this increase in the Council Tax premium. If it is to increase the affordable housing supply to allow local people to get a foot on the ladder we think that properties such as ours are totally unsuited for that purpose and would do nothing to meet that objective. We don't know if the effect of the tax premium would influence in any positive way the use of the Welsh language and culture as there are not many first language Welsh speakers in the area. These objectives (affordable housing and support for the Welsh language and culture) could be achieved in much better ways – building truly affordable houses in places with good connectivity both in terms of transport and broadband.

We are left with the conclusion that it is purely a money-raising exercise and deeply antagonistic to us in stark contrast to the invariable warm welcome receive from the local villagers.

Although we have no immediate plans to move to mid-Wales permanently, we hope that we will be able to spend much of the summertime there – we both have Welsh connections through our grandparents.

Our grandchildren are growing up to enjoy and appreciate mid-Wales; taking the majority of their holidays at our cottage has induced in them a deep understanding of the countryside which we hope they will eventually be able to hand down to *their* children.

We resented the imposition of the extra 50% tax. We would be equally disappointed by further taxes.

We take exception to the words of Cllr Sarah Williams who is reported to have said 'People who can afford second homes are people who can afford these premiums. If they don't, all well and good, our younger people are able to buy properties in the area.'

INCOMING EMAIL

From:

To: Revenues (CSP - Generic)

Date: 11/11/2020 18:52:11

Subject: Re: The 'Periodically Occupied Premium'

Sorry - the first line of my previous email should read "...increase the 'Periodically Occupied Premium' to 75% or even 100%".

Thanks,
C Webb

On Wed, Nov 11, 2020 at 6:49 PM wrote:

Dear Sir/Madam,

Yesterday I took part in the online 'Have your say' consultation on the proposal to increase the 'Periodically Occupied Premium' from 75% or even 100%. The cynic in me wonders whether having ticked the 'public consultation' box, the council will increase the 'Periodically Occupied Premium' anyway. (Perhaps, in the future, a 500% or even 1000% 'Periodically Occupied Premium' will be sanctioned. That would get rid of most of those bourgeois second-home owners, wouldn't it...?)

Since completing this survey I've had an idea! Would it be possible to only offer properties for sale to local people for - say - 28 days, before offering them for sale to the wider public - if they have not been purchased. Obviously it would be difficult to establish whether a person was genuinely 'local' and it wouldn't generate as much money for Powys County Council - but it would (in theory) be fair and wouldn't force second-home owners who don't bath in champagne and pulped £50 notes to consider selling their much-loved properties. I would be interested to hear someone's thoughts on this idea.

Yours faithfully,

Appendix B

Periodically occupied property owners

B1: Please indicate which option best describes how the property is currently used?

Flat above a public house
Second house that we are trying to sell due to change of circumstances when property was purchased it was in very very poor state of repair there is no grants or funding to assist with rebuilding of the property and all renovation work has to be funded through building up saving pot to purchase materials ,When funds are used to carry out re building it takes greater period to complete the renovation ,Consideration should be taken into account a young persons financial statues to rebuild these run down properties when obstacles like increased council tax it becomes a financial daunting task please consider the people that are trying to rebuild these recks in our localities
I own my house here
One of us was born and brought up in Newtown. We have owned our property for 26 years and now that we are retired, we spend about half our time there. It is a proper home as anyone who cares to visit would see. We have the option of declaring it as our main home and may do so if we are further penalised with another hike in the Council Tax surcharge in which case, the amount we would have to pay would be reduced and the Council would lose out.
Please note - I have only owned the home since March 2020, just prior to the lockdown. That has DRASTICALLY reduced my ability to occupy or let the property.
The property will be our main home once it is re-decorated and our home in Birmingham has been sold. Covid lockdowns have delayed this.
My wife and I split our time between Surrey and Powys; we have responsibilities in each area.
Vacant property due to passing of parents
It is used as a storage unit and staff rest room for the business below. I have continuously asked for a change in rating even though the premises has been issued by powys county council planning that it is of business and welfare use but I have been unable to get a result yet and still continue to pay 150% council tax taken out of the business which is slowly diminishing with everything else going on.
The property was owned by myself and my sister and our respective spouses, but occupied by my mother until her death on 25/08/20. We are now clearing the property in readiness for putting it on the market to sell.
Owner died leaving the house empty and I am trying to sell it. This is NOT a holiday home. Pls note, question below refers to period in which the property was lived in by the deceased owner.
This is the only property I own. When I am not here I am with my partner in London and that is where I am registered on the electoral roll - therefore it is deemed that this is my second home - which I do not believe it is.
Only just purchased property in October and due to Covid19 have not been able to occupy as often as we would like. However we have family and friends in Powys and intend to use it regularly. Therefore it is difficult to answer next part of survey
This was formerly a holiday let, but for many years it has become part of our main residence. It is no longer let, but now enables us to accommodate our family who visit us frequently.
We have young children and enjoy using the house for half terms and holidays
We have 2 small properties, one near Cardiff and on in Powys. Apart from when subject to Covid travel restrictions regulations, we spend half the week in Powys (in the village where I grew up) and half our time in Cardiff. We cannot relocate because I help look after my 89 year old mother who has dementia and who lives near us in The Vale of Glamorgan.

<p>I am Welsh; born and bred in Breconshire and native to Llanfihangel-Talyllyn from leaving Brecon hospital after my birth over 70 years ago. The little cottage we own has been in my family since the early 1900s . We come to the cottage on a monthly basis (Covid allowing) and are very much part of the local community of people I have known for decades. We provide employment for quite a few local people in maintaining the cottage and garden to a very high standard.</p>
<p>As a planned retirement home and the only property we own in the uk. Family responsibilities (caring) currently prevent us from realising that dream. We currently rent elsewhere and pay full council tax on that home s well as 150% on our Powys home</p>
<p>We spend half the week in Powys, and half the week in the West Midlands whilst commuting.</p>
<p>I spend a week every month living there, and family also spend time there throughout the year.</p>
<p>This is the place where we spend our weekends and whatever free time we can. To call it our second home suggests that it is of secondary importance to us. That is not the case. Our home is in an area where I have deep roots going back many centuries; it where we spend the most fulfilling part of our lives, and where we will eventually retire.</p>
<p>I spend at least 50% of the year in my Powys property and the remainder of the year in my London flat.</p>
<p>This was my home, but I now live with my partner. I love my house and I am slowly doing it up so it can be let as a holiday let if possible. I have a young child and other responsibilities so I am making slow progress. Also I am doing the work my self to save money.</p>
<p>We use our second home generally 4 days a week for long weekends , obviously due to the current pandemic this has been very difficult as we are in England so borders have been closed which is very frustrating, fortunately we have very good neighbours whom check on our property regular</p>
<p>I am waiting for approval from the valuation office for business rates, haveing met the criteria of 70 nights. I have paid council tax so far.</p>
<p>A place to retire too as house I'm in comes with my job.</p>
<p>I moved into the house as a child in 1948 (my parents were the first owners). I grew up there and regularly visited subsequently, in fact spending most of my time there looking after my mother between 2009 and her death in 2011. My son, my cousins and their family are all very attached to it and visit whenever they can. Our weekend visits and all our longer holiday stays have recently been curtailed by coronavirus.</p>
<p>My property in Llangattock is classed as a second home because the rules do not allow any other description if one owns another property elsewhere, even when, depending on other commitments, that "second home" property might be occupied for at least 50% of the year, and often more; is an active member of the community involved in and supporting numerous local organisations in the area and across Wales</p>
<p>The cottage we have is remotely situated with no made-up road or track to it. It is therefore unsuitable for use as second home, or holiday let and we would not wish to use it in that way in any case.</p>
<p>Not sure the difference between holiday home and second home but we spend a lot of time there and are very active in the community and have been for 25 years</p>
<p>I have a temporary chalet on land where I have planning permission to convert farm building to a liveable house. I am saving money so I can develop the property. In the meantime I have occasional staff/workers who live there seasonally</p>
<p>It is my family home , which I inherited, and occupy as often as other commitments allow, as I have family in the area. I was unable to occupy it during the lockdown, as Powys sent me a letter banning me from using it.</p>
<p>House is under repair. Property is not fit to rent out or live in permanently so only visit to carry out work.</p>
<p>its the family home but due to work and the commute we would be unable to live there until my job changes,</p>

<p>We're unsure of the difference between the first two. We have made relationships with people in the village and spend time and money on the upkeep of the property and garden, in fact most of our energy goes into those.</p>
<p>My time is split between Powys and London. In the last 4-5 years (pre Covid) I would spend nights in London depending on the number of meetings I needed to attend. Covid has changed things, of course. I have for several years been fully engaged in activities in Powys - I sing in the choral society, play in an orchestra (and am a trustee of both), am involved in the development of our local Place Plan and I chair the annual garden show in my village. I shop locally. But my business life is elsewhere.</p>
<p>It is my main house that I have worked for over my life. It is jointly owned by my ex wife and myself. My ex wife lives in another house (jointly owned). I am unable to sell this house since my ex wife is not cooperating in the divorce process.</p> <p>I now choose to live with my new partner in her house (in Powys). I do not wish to sell my main house since If I sell this house and my new re;relationship fails I will be made homeless. I will have insufficient capital; to purchase a replacement home, I am a pensioner and would be unable to raise a mortgage.</p>
<p>My house will be my family's primary residence as soon as we are able to sell our current home in Yorkshire. At no time have we, or do we intend it to be used or seen as a second home.</p>
<p>Machynlleth was the home of my late mother who, like me, was born in Machynlleth. Our 39 year old daughter came to Mach when she was three weeks old and regards it "home" and not Hampshire where we live. My husband and I are Welsh and, as retirees, spend 10 days a month in Machynlleth; our daughter comes up from Cardiff at weekends. truly is our second home.</p>
<p>The house is occupied by a family member but the council refuse to believe our remonstrations. Only once since it was built have let it out as a holiday home therefore we never have had the benefit of any income. The Unit forms an annex to our main property but again your rules are uncompromising . As pensioners we find the tax a major financial issue the Council refuse to take this into consideration</p>
<p>This property, a terraced cottage in Ystradgynlais, has been in our family for 200 years. It was inherited from my father along with a request that if possible it should stay in the family and be passed in turn to our grandchildren.</p> <p>It is used by all members of both our family and those our my son's in laws as and when required. It has had much use recently as family living in Crynant have been shielding and a place for quarantine was required.</p>
<p>a primary residence and marital home only used at weekends due to the need to work remotely and owning a residence for the remote working week</p>
<p>My sons inherited family farms in 2017. Neither farmhouse is habitable so is used by them to visit regularly to manage the farms. Since gaining ownership of local properties, they have continued to employ local stockman, to meet and employ local builders, to buy stock from local sources, to sign agreements with local farmers. The family have been in the area for 4 generations and would like to continue. We contribute to the local economy and we do not impose any extra costs on the local council. After each visit to check on the farms all our domestic rubbish is taken away with us when we vacate.</p>
<p>Regularly used as a home circa 1 week per month. Also used by family</p>
<p>The property is empty as it unable to be occupied as a result of travel restrictions.</p>
<p>We spend half the year in Wales and half the year in London. So I would say two first homes.</p>
<p>This property was left my our parents in trust to their children</p>
<p>I grew up close to Hay. Despite having moved away to go to university and subsequently living elsewhere for professional reasons I have always regarded it as home.</p>
<p>One of two family homes</p>
<p>My father lived in the second home he passed away in April the house is adjoining our home and we have a shared garden we dont want to rent it out as it would affect our privacy (I would rent it out but my wife is saying no) !</p>

The cottage is owned by four families, all of whom have sons and daughters. It is used as a holiday home and because of the numbers in the four families, the property is used very regularly.
As a holiday home, but primarily as a second home for my wife, who spent much of her life and has family in the area
Main home + occasional holiday let.
It is used as a second home, as our family are Welsh and live in Wales. We also use it as a base as we undertake work in Wales and in the Marches region.
It was a holiday let but, under the covid emergency, it has been let to a local front-line worker who needs to isolate from her partner who has health problems.
I only started this in March 2020 so have had no help from the council or government as it has not been running 12 months as a holiday home due to all the lockdowns. It is available and advertised on Sykes holiday cottages. When taxing 'second' homes ask yourself how and why have people got these. When you have a farm years ago they housed the workers now in this age workers are unaffordable to occupy a property so i have let mine for safety reason as holiday lets
We are in transition between two homes. This is a second and future home. It is not let but it is used periodically throughout the year.
It is our second home, where we plan to live permanently once we retire and we have family living nearby
Also as a possible home, in retirement.
Unoccupied adjoining our hardware store - used for storage of shop stock and paperwork
I own my property but live with my partner for work reasons. I occupy this property most weeks apart from. COVID.
I inherited the property from my Mother in 2004. i would NEVER be able to afford to buy a second home !!!!!!!!!!!!!!!!!!!!!!!!!!!!! It is VERY unfair that i have to pay a premium !!!! I OBJECT MOST STRONGLY TO PAYING ANY PREMIUM !!!!! Council tax is supposed to pay for local services most of which I do not use most of the time. I also do not have the right to vote on local issues despite me paying MORE than local people resident 100% !!
This was my parents home. I inherited jointly with my two sisters. We use it only for family visits and no income is derived from it.
Our 'holiday property' is, in fact, a self-contained part of our house and we let it purely to help with the upkeep and costs of running the main house.
Before Lockdown and being told not to come to the home on which we already pay a premium, my wife and I and other members of the family, including my brother work down there frequently especially as there is now very good broadband in the valley. I have seen your question below and it is a pretty unfair benchmark to take as you would not allow us to come to the Property
The property is used as a base for myself and family to care for my elder father who is a resident in Powys. His home isn't big enough for all family to stay in.
My wife and I are semi retired and base ourselves between our house in central London and our house in the Brecon Beacons. We have a 35 year association with the area, and consider it very much a home.
At the moment the property (in which family members have lived in since it was built) is not usable because it is in need of serious renovation.
This property was left to me when my mother died. The house is not used but we are moving to live there fulltime in mid-December 2020.
it is a flat that I rent whilst working away from home
Temporarily have two homes while awaiting sale of one. I am challenging the premium I am being asked to pay because my Powys property is my main home since March, although we still have the other property which is being sold. I think the rules as they stand are not flexible enough to be fair for people in a transitional situation as we are, especially with the Covid lockdown having made it very

difficult to change situations. A grace period of 12 months for people in the process of moving would be much fairer, as the extra cost is way more than we can afford and was totally unexpected.
The property was occupied as a long-term rental until February 2020. When the previous occupiers moved out, we moved in and put our other property on the market. Although we it has become out main home we are being charged the premium as if it is a second home.
Owned by the Nyth Flyfishers a syndicate of 18 persons who occupy in rotation and share all costs.
Part of the property which is our only home and part i.e ground floor flat is available as a holiday let.
Partly as a base office/accommodation when carrying out work on historic buildings in Wales and western England [which have in the past included the Judge's Lodging, Presteigne, the Old Market Hall, Llanidloes ; Tretower Court [Cadw] and the Black and White House Museum, Hereford]
I am awaiting the sale of my other property so I can move to this address full time.
I spend more time in this house than my first home - have only been away 8 nights in the last 8 months.
I divide my time between two dwellings depending on work and caring obligations.
holiday let. let for over 300 days a year.
We have used this house as our family holiday home for 22 years. I am half-Welsh, grew up in Wales and are emotionally attached to the Brecon Beacons, but our main home has to be in London.
I am currently restoring a previously run down weavers cottage. This beautiful original piece of architectural Welsh history has and continues to be a labour of love. I purchased this cottage to enable myself and my family the rare opportunity to experience the pleasure of the great outdoors and enable them to appreciate a whole new way of life.
As a primary residence more than 80% of the year
The home has been in our family for over 100 years and is now used solely by the direct descendants of my grandparents.
We don't let the cottage commercially, but provide it at cost to friends who mostly have very limited resources and want to enjoy the area's facilities and environment
I occupy the property from Thursday to Monday most weeks
This is an annexe. The occupier of the house at present does not wish to occupy the annexe, although in the past it was taxed as one property in band G. We only visit the property to make any maintenance required to the whole property .The property was purchased many years ago and was always registered as Garth on the deeds of the house.
Comment on following question: this is not a fair question on the occupation since it was banned to visit the property for >4 months of the year
it is just let out as a b&b basis there is no kitchen or cooking facilities, the guests come into the main house conservatory for breakfast
I don't understand the distinction between a holiday home and a second home. We visit our property in Crickhowell about every other weekend, typically for about four nights at a time. Does this make it a holiday home or a second home?
We live in tithed Church of England accommodation as part of my husbands employment (he is a priest) We use our cottage to 'get away' each week over night on his days off and also for some holidays .It is also used for some holiday breaks by members of our immediate family
The property was purchased with the intention of my mother moving in but she passed away in February 2020 as we have retained the property it now falls as a second home for my family. The property had low usage in 2019 - 2020 as my mother was ill and needed care meaning we could not use the property as it was intended. The property was in need of renovation when we purchased the property.
A FAMILY INHERITED SMALL COTAGE THAT HAS BEEN IN THECONTINUOUS OWNERSHIP OF MY FAMILY FOR 60 YEARS AND SINCE YOU DRACONION FINANCIAL BURDEN I HAVE FAILED TO SELL

We actually spend more than 50% of our time in our house in Wales. Its not really a 'second' home at all, our house in England is. However, we have two (small) houses rather than one big one and seem to be caught by the regulation to pay a 50% premium. It feels, and has always felt, very unfair to us.
As a respite for our disabled son
It is adjacent to our house and is used daily as an integral part of our house by the household. It is neither a holiday let nor a second home.
only used occasionally due to ill health
Its a 2nd home but its been inherited after being in the family for over a hundred years. Its needs renovating and once this has been done we hope to use it as mixture of holiday let and holiday home for family and friends,
Our property is the family home of my sister and myself where we grew up with our parents. They died some 30 years ago and we have since both used the house as a second home. We are very attached to the house and the local area and do what we can to support the local economy. We do not hire it out as a holiday let.
The property is owned 90 percent by our son who is abroad in the Far East most of the time for work purposes. We have a 10% interest in it to render it easy, when necessary, to engage on his behalf services for the property's upkeep. We visit it only about twice per year for maintenance purposes and stay just a few days. Therefore we do not see it as a "second home", but are nonetheless paying the council tax premium as though it were a second home.
Two properties - cottage and converted barn
Retirement location.
Family home for generations. - used as often as possible due to work commitments. Intend to move in permanently March 2021 following the death of my wife.
With a view to permanently moving wiyhin the next year.
We do occupy the property apart from for holidays in order to maintain it in good condition, also in order to visit family members in the local area, so it should possibly be classed as a second home, (depending on your definition of second home) as a holiday home is also classed as a second home)
Run as Air B&B and annex to the main property
Property has been empty since the death of the owner and is currently having repairs done and is not occupied
not at all sure what your definition is of a second home compared to a holiday home. without defining your terms not sure what your collected data will show. you need to define 'second home'
Used as part of our main home, since we require more space than our other home across the road offers. This was originally a holiday home but due to illness had to become our only home and required us to sell our home on Cornwall. The home which forms the subject of the survey is used daily as an "annex" has never been let and does not provide any additional income. I request a normal council tax charge.
We have an estate, which has our second home and two additional holiday lets.
My daughter in law uses property as base for her employment as nursing manager in Brecon hospital and other South Powys hospitals. During this pandemic period she self isolates here between her hospital shifts to protect her family and the patients from catching this virus.
As a home for around half the time while I also attend to work and caring responsibilities in another part of the UK.
was my late parents' home from March 1984. My mother died from heart failure on 6 Dec 2016. I had caring responsibilities for her from 2006, when she developed dementia. My mother was hospitalised wef 8 March 2016, mostly in Brecon, then spent her last weeks from 22 Sept 2016 in self-funded care in a nursing home in Abergavenny. The day she died, her spinster sister was discharged from Exeter Hospital, to her home in Sidmouth, also with severe heart failure. I had caring responsibilities towards Auntie for years as well. Auntie declined over several months and died in 2017.

Please note East Devon does not penalise the recently bereaved by surcharging Council Tax. Had I known Powys Council Tax strategy, I would have avoided getting probate, as NO council tax would have been payable...

It's only been in 2020, that my brother and I have felt up to discarding our parents' possessions, so that bungalow can ultimately be sold. However, Covid has meant that it's been illegal for my husband John and I to come to Crickhowell for much of 2020. He and I have stayed many times in my parents' bungalow in beautiful friendly Crickhowell and always patronise local shops. That was true when caring for my late mother and since her death. The bungalow and its furniture are not of a condition capable of being rented out, either for holiday, or long term. The Council Tax surcharge has been an extra burden on bereaved old age pensioners. Mother reached 91 and a half and Auntie was rising 96 when she died. I was exhausted by time of the second death, and am now rising 69, with a not very well 77 year old spouse. I can understand that Powys needs to raise revenue, but feel their attitude to the bereaved is highly regrettable.

I lived in the property for some time with my mother, I left there to work in South Wales. My lived there for several years until she died. I already owned half of the property and she left the other half to me. I intended to live there in my retirement, I am afraid I worked on longer than I intended, but it is still my plan. It is not a holiday cottage or a let. I only go there to carry out maintenance.

We purchased the property to move into permanently. But because of family personal/reasons ,have not been able to do this yet .

We have been doing improvements to the property to be able to do this.

This has now taken a backward step due to Covid/ lockdown restrictions which we have respected also unfortunately my husband suffered a stroke just before lockdown .

A one bedroom self contained unit, attached to our existing house which could be used to accommodate a carer in the future, should one be required, to assist my 95 year old mother who at present has a 'granny flat' at our property.

I work in both London and Brecon as a physiotherapist. At the moment I pay 1.5 times council tax in Brecon, which is very expensive. There are good reasons why I don't want to make Brecon my main residence, but I feel I am being unfairly taxed when this is not a holiday home.

My wife and I live in a small cottage which we originally bought as a holiday home. It is situated in deep countryside at Rhulen. There is no guest bedroom and little storage space but we love living here.

We have decided to sell what was our main home in Shropshire and have exchanged contracts on buying a house in Builth Wells so we can keep our furnishings, and belongings.

So, it seems that under your rules we will be stuck with being penalised because we have found an unusual solution to our situation. We would appreciate it if you would take the circumstances into account and deem both our properties to be part of our main home because this is effectively the case.

The answer to your next question is we have not let our cottage at all.

Holiday home owned by a number of families as a cooperative.

The property was the home of my wife and I until about March 2002.

It is not a holiday home, it is my home while in Wales. My wife is French and we spend and we spend our time between the two homes.

Isolated property bought by group of friends 40 years ago and restored from dilapidated state.

My family come from the Merthyr area and this cottage was left to us via a great Aunt in 1960s. We regard it as our second family home and it is used by all of us on a regular basis. It is never rented out and while I have no objection to paying the normal council tax I believe we are being unfairly penalised at present.

We earn no income from this property. The property is inaccessible by road, does not have mains water/gas/electricity, is not connected to any sewers. It also has no inside sanitation. There is no hot

water or heating at the property, only a small wood burning stove. There is no way to transport large quantities of gas or coal to the property.
It is the home I was born in (52 years ago), since the passing of my parents I still visit very regular (apart from this year due to Covid).
It's an annexe above our garage
Due to the current pandemic I have been unable to move to the property to have as my primary address, as have elderly parents who were required to isolate. Also have been unable to seek employment in Wales due to this, as I am a nurse in the NHS. When the current pandemic allows I am looking to move permanently in the New Year, on securing employment.
This is our main home of residence but we are currently working abroad and visit during the holidays whenever we can
The property has been owned by the same family for over 100 years, and is now run by 7 cousins and their extended families, from the same family
We use it as a base when we need to stay in the area
Ancestral home since 1526. Unoccupied during 2019-2020 due to Corfid-19 restrictions.
Part is used as a base for myself and the other half is on a long term let.
The house has been in our family for over a hundred years. It is exclusively used by family and friends and not rented out.
It is my primary home, but I work away often.
up till May 2020, the property was classed as a second home. It is now considered a permanent residence
There is no definition provided to distinguish between a holiday home and a second home. I regard my property as a second home. It is the only property I own in the UK.
The property is our primary home in the UK. However, like this year, we have been unable to get to the UK at all. Our intention is to occupy the property full time with my family as soon as I can find work to relocate in the UK and you are making this very difficult financially for us by increasing the council tax.
I am being improperly charged on my home which is my main residence and despite telling the council several times it is my permanent residence I continue to be improperly charged. The home is my permanent address where I live 90% of the time minimum, where I am registered with Hocal health, on the electoral roll, registered with DVLA, HMRC etc and STILL Powys council treat my home as a periodically occupied residence.
We have owned the property for more than twenty years and prior to that it was a second home for another family. Our use of the property has changed over the years as our children have grown up, as our work commitments in the NHS have changed and also as a result of COVID-19 restrictions.
Our property has been in my family since 1945. I was born in 1944 and was brought up and educated in Llanfyllin. When my mother died in 2007 I became owner of the property. University and subsequent career meant a move away from the town but I have spent a great deal of time in the property during the last 58 years. My father was born in Llanfyllin in 1909 and my mother moved to the town in 1914. Both were committed to the cultural life in Llanfyllin involving sports, choirs, carnivals and church in which they were each church wardens twice. My father served in the RAF during the war and in the local Food Office and Royal Observer Corps in subsequent years. My mother taught in the primary school for approximately 30 years. I have given this brief history because my Wife and I have many relatives and friends in Llanfyllin. I was educated in Llanfyllin Primary and Secondary schools and am so proud of my heritage together with the opportunities that came my way. We enjoy life in Llanfyllin and are very aware of the financial situation faced by many in the Town and surrounding area. We attend local events and support local shops, businesses and services financially. Losing these links would be a devastating loss to both of us.
It was my second home but I moved here permanently in March 2020.

We call it a family home - is this a holiday home or a second home?
This is an inherited home.
Recently renovated property left to me in a will which we will move into in the near future.
I inherited the house from my father and grew up in the area. It has been used for a number of purposes over the years and changes as the family has changed. It also has land attached and we have planted three acres of trees: fields are let for grazing. So it is part of a small family business.
I occupy my bungalow at least six months of the year, so I would argue that it is not periodically occupied. My brother parks his car on the drive 365 days of the year to relieve congestion of vehicles in Bryn-de-Winton plus he stores his work/building tools in the garage. No cost benefit to me - owner.
We spend 50% of the year at this property. I am retired and use part of the property as an art studio. It is very rural with 1.5 acres of garden and woods.
Now our main Residence
A concurrent home
The property in question has been a family home since 1931 and was inherited on the death of the owner
I have owned the house since 1967, it has never been let and is used by by my family and close friends. It is used by us to inspect and manage our woodlands which surround the house.
The flat is above the pub with no separate access so cannot be let out.
currently totally empty since feb 2020 due to covid19. I do not know for certain my future plans but am unlikely to be able to continue at the exorbitant cost of keeping it viable
The dwelling is uninhabitable but I am currently paying Council Tax at full rate. In answer to the question below the property is never occupied, but have had to fill in up to 30 nights to proceed in questionnaire.
Flat above a licensed premises
A family home that belonged to my parents. Primarily used by the family, children, grandchildren as full of lovely memories. Since second home tax introduced we have had some lettings to allow us to retain the property for the family predominately - much of our family live locally so we come to visit regularly.
A combination of second home and holiday home for extended family and friends
We spend most of our time in our home in Powys but still have a property in London which we will eventually sell
We regard this very much as a second home and - apart from lockdown periods - spend several days there, almost every week of the year.
i have been renevatng the interior of my house for many years but i have only limeted fundes and it is still not finished
Business downstairs and accommodation above
We work abroad and this is our primary residence in the UK.
Please see qualification later on concerning the specific circumstances.
We own a studio flat in Hay-on-Wye, but now live in Cardiff, due to health reasons and for work. Previously we lived in Ha where many of out friends live and our social life is based.
As my residence in Wales; I work in both London and in Powys
Property is occupied in a daily basis by family, no one from outside Newtown is involved, the house is across the street from our other house, we are charged because we own both houses. It is not periodically occupied.
I view the description of "Dewis Gwyn" as a "second or holiday home" as inadequate. It is so much more than this. We view it as our place of work (unpaid), and as a vocation. We need to live and work elsewhere, however, in order to fund the project, and in 13 years we have

transformed it into an organic conservation area, a nature reserve, our contribution to increasing biodiversity and reducing Co2, all at our own expense.
I live there most of the year
I regard my property a family (ancestral) home. My father's family have lived in the house for nearly 100 years. The family history goes back to 1800's and before. It is my intention to retire to this house when I finish working.
Used as a base when working on the farm (where property is situated)
As a base when helping out on the farm where property is located.
My elderly mother lives nearby my holiday home and having fully retired this year I had hoped to be able to offer her care support on a more regular basis, but obviously this has been limited by COVID.
This is my home, only my partner and I have ever live in it. I do not consider it a second home or a holiday home but I pay 50% extra tax. It is my home.
This was used solely by us as an extension to our home and not as a luxury item ie. holiday home/second home.
used most of the time by family members friends, and neighbour's relatives occasionally
When I bought my property, I thought it would be my home when I returned from 22 years living in the USA. Sadly however life changes and I have concluded that is no longer a viable option for me. The health and public transport provisions in Brecon are inadequate for a single, ageing (but still fit) woman, my community connections have been severed and if my health were to deteriorate, the stairs to and within the flat would become an issue .
Our property, Greenstreete farm is the national centre of the Samatha Trust (a registered charity). It is used regularly for meditation courses where people stay for weekends, weeks or longer. We do our best to buy food locally and our fields are rented to local farmers. When we bought the property there was no premium. We cannot change our occupancy but this is not a second home or holiday home.
A combination of business and pleasure
It is a maisonette above a small retail shop. The shop has no running water, no kitchen or bathroom facilities, so has to use these facilities during shop hours. The follow up question below does not allow an option of NO nights occupied
Wayside Cottage is my second home. I have significant health problems - kidney transplant, cardiac failure, tophaceous gout, metatarsalgia etc - and keep a flat in London so that I can receive healthcare (from Hammersmith Hospital. I think that this is better than transferring my healthcare to Powys NHS. I only rent out the property to enable me to afford the council tax (rented out for approx 9 weeks a year).
my father died in 2012.the house is not just a house but a small hill farm which i am the 4th generation. I live @6 miles away (in Powys). I farm it myself so go there every day including christmas day. i use the house as my house when i am there . i tried to explain before that i did not want/not suitable to rent it as it is in the middle of my farm and not modernised but only business premises were exempt for this. i asked about changing to business but farmhouses don't normally fall into this category and i may not be better off? i really couldn't seem to get anyone who could tell me one way or the other. it is clearly NOT a holiday home or a holiday let but i fall into the same category.
This has been my family's home for more than a century and I was brought up in it, attended local schools, and the family played a prominent role in the local chapel. My father was also a county councillor and worked at Yniscedwyn Colliery as a colliery mason, fire-chief and First Aid officer. With so much of my ancestral past being so closely tied up with the community, I can only think of it as 'home', having inherited it from my father, and not merely as a 'holiday home'. I made further observations in my letter dated 29/7/16, a copy of which I am happy to send to you.
I have had a second home in wales for almost 18years, my husband and I are from welsh families and have many relatives living in and across Wales. My husband has mental health problems and

maintaining a second home in Wales gives my husband the respite he needs. In normal years our time would be equally divided between both homes, unfortunately during this Covid19 year and between being lockdown either in England or locked out of Wales we haven't spent quite as much time, but we have still managed to be there for a total of almost 5month. My daughter also spends time at the property. I have been renovating the property since I bought it in early summer 2019, I support and employ all local trades men to carry out work on the property and I support all local shops and venues. I find the proposals absolutely unbelievable, I bought an old property that had been stood empty for quite a long time and have bought it up to date ,which is what I had done with the other two properties I had owned. There are many properties stood empty, run down and neglected, if anyone should be taken to task and made to pay exorbitant rates, it should be their owners. If you put the rates up to 200% I will be forced to sell as I am a pensioner.

Rydym yn perchen eiddo sydd yn wag hirdymor ac nid eiddo sy'n cael ei osod .

Dylem fod wedi derbyn yr holiadur blaenorol yn ein gwahodd i :

- 'ddweud eich dweud ar breiymau treth y Cyngor ar eiddo gwag hirdymor'.

Rydym yn ymwybodol bod y cyfnod ymgynghori wedi pasio ers diwedd mis hydref.

Fod hynny, mynegwn y farn y byddai'n fuddiol i gynghorau Cymru erlid y perchnogion hynny sy'n gosod eu tai haf ac ar yr un amser yn osgoi talu treth y cyngor.

Teimlwn fod anghyfiawnder yn y sefyllfa lle mae premiwm ychwanegol yn cael ei osod ar dreth y cyngor mewn achosion o gartrefi teuluol yr unigolion lleol yn sefyll yn wag.

Yn sicr, ni hoffwn feddwl am y cyngor yn codi'r premiwm eto ar frodorion lleol y Sir.

B2: If the council was to increase the Council Tax premium currently charged on your periodically occupied property, which of the following would apply?

House is lying empty as we try to sell it. I wouldn't want to pay more for council tax for an unused property.
I have every intension of moving to my property as soon as my current situation allows as my partner lives next door but 1.
DO WANT TO USE AS HOLIDAY LET WE WANT TO LIVE IN IT AND BEING PENALIZED FOR TRYING TO REBUILD A RECK OF PROPERTY
I own my own house here
My goal is to be able to move into this home permanently, but cannot do so yet due to family illness and my responsibility as a carer, as well as economic stress.
The property will be our main residence once our house in Birmingham has been sold. Covid lockdowns have delayed this.
We took the property on when my father became too ill to use it. In the last three years we have renovated/modernised it considerably and with one further tranche of work it will be ready by summer 2021 for my wife and I to move-in to. The modernisations have included adaptations to help me manage my progressive disability. We've funded this work without support whilst paying your 50% uplift for virtually no services received. Our intention has always been to move to the property full-time in 2021.
It depends - not just on how much the increase is but on what Powys Council is trying to achieve by it. Which of the above actions we might take would be dependent on the answer to those two questions.
Continue to use it as now . Or potentially resign from my current job and return to use property full time. It is not a recently purchased holiday home. It is the place I grew up in the 1970s and 80s. Born in Brecon hospital in 1968, then attending both local schools (Sennybridge, Brecon High).
We already find that the 50% extra council tax is very challenging.
It is our intention to sell the property because my mother, the occupant, has died.
None of the above we have owned the property for 48 years and never let it out to anyone. This last year of course we have not been able to go there because of Covid 19 and lockdowns. It is as much our home as our house in Surrey
It will still be for sale (if not sold). If it doesn't sell, I'm considering moving to the house myself.
We currently intend to spend most of our time at the property in our retirement - I am 64 and retired, my wife is 63 and hopes to retire in 2021. With reduced income we would have to consider selling the property if the premium was to increase.
We were unable to answer the previous question as it was never let to anyone for years. Only used by family when they visit.
Previous question:- Please note that we were unable to come to Llanfihangel Talyllyn at the beginning of the year due to LOCK DOWN down otherwise the occupancy rate would have been higher
I have been doing up my cottage for last five years and are on the final room .I used to buy all my food/materials etc local to cottage, but now like a lot of people I know we bring it over my England .I used to use the local pubs around the area and take visitors out etc ,but we tend to drink at home more now.This cottage has been in my family for nearly forty years, it's not in a town area and apart from farming there's nothing around for young people to do .whst Powys should be doing is charging extra tax on town properties where a second home is stopping young people get on property ladder and also pushing up house prices.
This council tax is already my largest bill with the exception of my mortgage - to increase it would be totally unacceptable and unaffordable
Not sure in general how we would feel about keeping the property. Might look at buying in different county or country. We pay more than enough already.

<p>This property is a small cottage with no access by car. It is up a steep mountain track and everything has to be carried up. It is difficult to know who might want to buy it. My council tax is £3556 and is twice as much as I pay for my primary dwelling. I spend a minimum of a week every month and my family use it more often. I am over 80 and would find it impossible to pay more tax on this cottage. I am Welsh and have had this property for over 50 years and would not want to sell it.</p>
<p>Our heritage property is in a small farming hamlet and our family have been part of this community for 4 generations. The property is inaccessible for 4 months of the year. It has no electricity, no central heating, no mains water, no mains sewerage, no road access, no telephone/mobile reception and is one mile from the nearest council maintained road. It is only accessible in dry conditions, via farming tracks, with an agricultural 4x4 vehicle.</p> <p>It is therefore not suitable for long term letting, holiday let or council assisted accommodation. It would fall well below any current letting laws and, due to the access, a challenge for any owner to bring up to standard. It is a traditional Welsh solid stone farm house that would be a ruin now if we had not kept it weather tight over the past 40+ years.</p> <p>In fact when my parents bought it it was exempt from council tax due to its location and amenities which remain unchanged.</p>
<p>May consider several of these options however would not be viable on its current useage!</p>
<p>I would continue to use it but would be able to afford to come to Wales and support the local economy on fewer occasions.</p>
<p>I would sell as my council tax bill for Wales already surpasses the council tax bill for my main home. The area would lose out on my, my family and friends continuing business in the area which would be a great shame.</p> <p>There would no alternative as I would be unable to afford a further rise.</p>
<p>I would consider separating from my wife to make this current second hom my main home - else can't afford the premium.</p>
<p>Holiday letting didn't work for the property as it's on a main road.</p> <p>I would continue as is now in the short term, but 150% already is a factor in my decision to either move in or sell in the medium term. It would probably bring my decision forward.</p>
<p>We would probably continue to use it as we do now, but we are not wealthy people and this would a significant hardship.</p>
<p>As llanfyllin is my husbands birth place and still have relatives in the town we love it and contribute to the town when there but of course we are unable to go at the present time but still paying our council tax</p>
<p>But would not be happy about an increase as we feel that we maintain our property to a high standard as if it was our main residence and plan to move to the property full time once we retire in a few years and don't see why we should be charged more just because the property is not our main residence at the monent.</p>
<p>I would apply for a small business exemption and pay no council tax. At the moment I pay full tax inspite of generating no waste for collection for 5 months of the year.</p>
<p>As the tax would have a large impact on our income we would consider separating and living independently one in each property in order to claim 25 percent rebate on each property</p>
<p>I will continue to run my business</p>
<p>due to covid its not been easy letting as a holiday i think the council should consider this</p>
<p>I cannot make any of the above decisions, since the current situation depends upon the consequences of the pandemic. Our first home is in London.</p>
<p>We will sell the property - paying a 50% uplift is bad enough. I styuggle with the rationale behind this - - you are taxing people because they have worked hard to be able to afford a second home. We use very little of what the council tax actually pays for. I think a legal challenge to this rule would result in being deemed illegal eventually</p>
<p>The premium is grossly unfair. The services we receive are proportionately much less than those full time occupiers get. The premium is being used as a political tool and we find it OUTRAGEOUS that</p>

<p>you're considering increasing it. We try to enhance the environment we live in and to spend locally. Your suggestion to increase the premium is going to drive people like us away, but maybe that's what you want.</p>
<p>My usage of the property depends, in normal circumstances, on travel and other work commitments. Since mid February I have also been unable to live in my house in Llangattock because it was seriously damaged in Storm Dennis and repair work is likely to continue until at least Christmas. If the Council tax premium was increased, I would consider whether I would make it my main residence for Council tax purposes, but this is not a straightforward decision, with implications for parking access elsewhere etc. The additional cost would certainly mean that I would have to consider whether I have to cut back on my financial support of local organisations (all the charity and other local work I do is pro bono) and I would feel even more disadvantaged, with an imbalance between the amount I pay for services and the limited amount (as a single person property owner) I use them. I have already been financially disadvantaged in receiving less flood damage support, since the view seems to be that whatever the level of damage and subsequent hardship, I am less deserving, even when I do not let the property or receive any other income from it etc</p>
<p>My father was Welsh (born in Cardiff) and I am an only child. When he died I was left his house in Berkshire. We used that money to buy a house in Wales for us and our wider family, in memory of my Dad's proud Welsh roots. We love it and come as often as we can. Would hate to have to sell it.</p>
<p>We would suffer financial difficulty and we would feel we were being victimised and made to feel unwelcome</p>
<p>My staff work seasonally and so they don't want to rent the property long term</p>
<p>I really do not know what I would do - I am not made of money. As a person born and bred in Wales, with a family having lived several hundred years in Montgomeryshire, I wish to keep my ties to my homeland. I am horrified that people who put money into the area and are not a drain on the local economy should be penalised for wishing to spend time with their families in Wales.</p>
<p>Last year was complicated - and this too because of COVID - we will use the cottage more in the future.</p>
<p>During period 26 Jul 2019 until March 2020 the cottage in the grounds of our house was on contract to cottages.com as a holiday let. During that period it was let for 43 days. The advent of Covid19 meant that, as I was shielding (80 years old and with chronic heart disease) and my wife (the only other occupant) has significant asthma, we could no longer rent out cottage. the contract with cottages.com was terminated. We are in accordance with the deeds and existing planning constraint not allowed to sell separately. now unused for accommodating visitors or family.</p>
<p>combination of the above - sell it or let it via air B and B, we have never let the house out at all but we pay a hefty premium for services we don't use (health, education) and even though my wife is a Welsh speaker she even feels that it's a form of racism. There are plenty of properties still for sale in our area and the prices are falling. We also are in the process of adopting a child who speaks neither English or Welsh and has severe learning issues but would benefit from a rural life,</p>
<p>Although we would ideally like to continue to use the property as we do now there is a point at which we would seriously consider other options.</p>
<p>My use of my properties is not based on council tax rates but on the life I lead split between the countryside and London work as a senior legal consultant to government</p>
<p>obviously this year has been exceptional due to covid19. I consider this an unfair tax as in the block of flats there are only 3 of nine occupied. I do not use many of the council services but contribute 150% to them. We only use the flat for family and will sell if costs rise any further.</p>
<p>I wish to have the security of a home if my new relationship fails. I do not wish to let / sell (if I was able to) since this could render me homeless if my new relationship fails. I am a pensioner and the financial burden of this property is significant. The property is a two bedroom ex council terrace with</p>

no dedicated parking, it is unlikely to be a viable holiday let business. Presumably I should break my new relationship and live on my own to minimise my financial burden.
Please see my response above. The level of premium is irrelevant to our intentions. It is, however, financially crippling as we await the sale of our Yorkshire house. None of the nights of occupation are appropriate as completion did not occur until September 2020.
We are in the process of moving back to Wales but the pandemic has halted that. When we move back it will be to Cardiff to be near our daughter. However, we will keep 10 Maesnewydd as our daughter will be able to take us there when we are unable to navigate the A470.
We are in a position of having to use it since it forms an annex to our main property
Bearing in mind the recent COVID-19 restrictions when we were not allowed to enter Wales to use our property or to let it out, I find it amazing that you as a responsible council are even considering increasing the Council Tax Premium!
It is hard at this time to know what the outcome would be. I would have to consider several options in consultation with the rest of the family.
This would be a necessity until the farmhouses are habitable. After that we will consider what to do with this house.
Ours is a new holiday accommodation, only having been open since August 2020 and would have been occupied on many more nights had we been open before then
This would be very difficult. We love being here, but have to divide our time because of the need to work in the city. But the CT Premium is already very expensive and feels punitive, given all the funding we bring to the local economy; through £000's of work annually to local builders/electricians/plumbers/decorators, gardeners. At the same time, we make a minimal call on local services - virtually none in terms of health and education - and receive very poor service in terms of eg road maintenance.
I would knock the two houses into one to avoid council tax
Speaking personally, I would sell it; however, my wife has deep Welsh roots and family living in the area and she would want to keep it.
We would either consider selling the property or run as a holiday business and apply for business tax exemption and apply for grants offered to support businesses. Surely this would not be of benefit to Powys Councils financial department.
I hope I would continue to use it as I do now, but it would depend on how much more council tax was increased? It has already doubled in the last three years!
We are already considering letting the property on a long-term tenancy. The sale of the property is also being considered. Before we can do either, we need to undertake roof maintenance / repairs.
It is a holiday let
We would increase the time we stay at the property and perhaps use it as our main residence. 10% of our income is currently spent on council tax payments.
We dont want to rent the property out and will spend more time there once covid restrictions allow us to. We plan to have it as our main residence once we retire in 5 years approx
I guess it is indicative of how as second home owners, who have saved all our lives and paid taxes of various kinds, we are currently being squeezed and penalised, because we are "not from round here!!" This should and would in any other circumstances be seen as a prejudice tax.....We bring money into the locality, we spend any disposable income we have in the shops, pubs and restaurants in the area, but we now have to pay an extra 75%.....outrageous... We should be paying less, rather than more, as we are there less, but contribute more to the economy of Wales.....or is that the whole point, rather than actually build more houses, lets push out the people who aren't from round here. In any forward thinking locality, this would be deemed as racism
Would consider this in the short term.

I would actively investigate the most cost-effective means of lawfully avoiding paying the premium.
The property isn't occupied at all or likely to be. We cannot let or sell as it adjoins our shop premises. It is only used for staff canteen and storage
I think it is DISGUSTING you are doing this through the pandemic when landlords can not get to the properties to do maintenance or even to get it ready to let out especially when England is on a lock down and Wales has just come out of one and everyone is being made unemployed. You are alienating people who want to enjoy Wales where we were born and bread.
It is my home. I visit often. My parents are both buried in the local churchyard !
We would consider including the property as our main residence and adding to our B&B business. We don't have the option of selling it as it is essentially part of our home.
I know you really do not care about second home owners but we have owned this property for over forty years and this simply feels punitive. Indeed your third question really seems to be the strategy here.
I would be angry but would continue to pay. I think the "second home" premium is unfair as it stands (it's hardly democratic) and increasing it by 50% is simply robbery which the Council feels free to implement because second home owners have no vote in local elections - if you tried to increase Council tax on voters' dwellings by around £300 you would quickly be booted out of office. Second home owners make far less use of public services than full time residents and contribute significantly to the local economy whilst contributing proportionately more financially to the community. I have to say that I feel Wales at times speaks with forked tongue - Visit Wales and Cadw are urging us to visit the Principality and spend our money with you; the Politicians at both National and Local levels are unwelcoming and see us solely as a source of revenue. If anything, the Covid crisis has intensified this.
My idea of long term permanent (retired) residence locally would be undermined. A council who feels it is right to tax people this way is not setting an example that encourages me to want to take up long term residence within its area.
and take in a lodger
i would have to consider changing jobs, as an increase would be too expensive and unaffordable
Technically we have moved in as our main residence, the property was our main home in 2007-2011, then we let it long term while we moved overseas. In Feb 2020 our tenants moved out giving only 4 weeks notice, which certainly isn't long enough to manage either a sale, a move or another let. So adding the premium instantly is rather unfair.
Hard to say. We have had our cottage in our family for over 50 years and only ever used it as a holiday/second home. However the increasing premium on council tax means that the council tax bill for it is comparable to that on our principle home (without our using the majority of the services). The cost is not inconsiderable and so if it continues to increase we may need to consider an income producing use (e.g. holiday let) but would prefer not to.
We live in the property as our main home. This would not change.
I would hope to move before this came in. But if not I would have to pay this until I can sell my other home.
As I have commented frequently and above, I spend more time in this property than elsewhere, I vote from there and do My work from there and fail to see why you cannot consider it as my primary home because I came to it late in life.
it is already a holiday let for more than 70 nights a year.
We would have to consider our financial situation. The house has been in our family for over 70 years and we have very strong emotional attachments to the house. We would hope to continue using the house as we do now which provides valuable tourists contributing to the local economy.
I don't know what we would do. We would be heartbroken and probably unable to afford the extra charge - it is already very expensive, for a home that during this year's lockdowns we have been

unable even to visit for long periods. We rely on our wonderful neighbour to keep an eye on the property. We buy our supplies at local shops and use local labour for maintainance work.
I would consider selling which was very much in mind at the previous increase. We have used this property since 1977 and spent a lot of money in the local area as we tend to visit places during our use. When we first took over the property we actually had a council tax reduction have you considered this option! My wife's family have been in the area since 1966 so have in fact been paying taxes for a very long time
Could not fill hours for business relief due to Covid so hit with premium
The house has been in our family since 1870. We share it between over 100 of the person who built its descendants. It's a large house, in a poor state of repair. Non of us are rich, some are Welsh and most of us only stay a weekend or so a year so that everyone gets a turn. The council tax is already prohibitive considering we don't use schools or many other local services. The only service we use are the bins. It's a working farm and the tennant is a local farmer. We all love supporting the shops in the local town. I was married and christened there and its more home to me than anywhere else. It's not something any of us have the power or desire to sell. I'd like to know what the aim of the tax is?
Not sure, in family for 60 years so would be very sad to lose it but may have to try and sell it as becoming too expensive. Would be bought as another holiday home as unable to be turned into accomodation for modern family.
I feel that the current council tax charge is completely unjustified, without any further increase. I pay in large sums of council tax on a monthly basis without utilising or reaping any benefits provided by Powys Council. How the Council can even consider increasing the Council tax further is criminal. In the current climate and with COVID19 why you have not taken the decision to give a reduction is beyond me. I have not been able to visit my property that I am continuing to pay taxes for due to no fault of my home but despite this you as an organisation are considering penalising people further and increasing their taxes for no logical or justified reason other than to extract more money from hard working law abiding citizens.
I already occupy the property as my primary residence. I have never let it as a holiday home.
The main impact would be on the friends who use the cottage - we would have to charge more to cover costs, which would reduce the numbers coming (and hence the local economic benefit) as well as keeping out those with limited resources
If the property council tax was increased We would have to sell the property as at present it is a liability.
It would not change my use of the property as we view it truly as another home (since we are not able to leave our primary home at this time). However, it would mean that we will have less money to spend in the town (we currently spend a lot of money on local shops and products)
we would close it down as we have said already there is no kitchen or cooking facilities it is just a cabin in our garden
As we are very elderly and on a fixed pension we would have to cost out all our options .
I would continue to use it as I do but I would increase my use of local services, including health services and refuse centres, significantly.
I would have to assess our situation at the time of any changes being made and identify the actual increase. It is difficult to say exactly what we would do but if it was a significant increase then I would look to rent out the property or keep it as it is now.
I may have to sell as my business has been badly affected by Covid
We waned to use the property equally with our current property in Staffordshire but further increases to council tax may make us re-consider this. This last 18 months has not been typical either as we have not been able to visit the property as often as we would have liked because of the various restrictions.

The condition of the property is such that I could not let it commercially without spending a large amount of money on it, which is not possible for me.
I WANT TO SELL IT BUT HAVE FAILED TO DO SO
I think we would have to think about letting it for holidays. The council tax is already a very big number. We can't move here full time because of our work. I'm not really sure what we would do.
As owner of 3 forestry sites in the area which I own & have employed professional welsh management of these sites. I have to visit the cottage on a regular basis throughout the year for forestry management meetings. I brought the property 40yrs ago & have been very keen that local companies have been involved & consider that paying double the local rates is excessive as ive always tried to promote local employment. Under the present conditions I would welcome the consideration of a reduction in these rates as Ive been unable to use this accommodation over the last 6months due to the pandemic.
It is part of our house - we have to continue using it as such.
Although I would not make an immediate decision I would consider selling the property
Increasing the tax again is not needed because you are only punishing welsh born people who have inherited their family home and they do not use your services to a maximum you have just found a loop hole in the law, places like cornwall do not pay this. In rural powys you have lots of available properties and there is no shortage. Possibly you dont have the jobs thats a different issue. you spent the money on more policing.
as I struggle to pay the council tax as it is am now on my own I would need to sell it if it were to increase especially as the property does not use the majority of any amenities such as refuse or water or services.
I do not understand why -as I think I'm right in saying - there is no council tax paid if the property is a holiday let for a fairly minimal of nightly bookings per year. My sister and I contribute to the local area by paying the premium council tax and using local shops and services. Further increases in the premium rate seem punitive.
We would consider giving up our 10% stake in the property so that our son would then pay just the standard council tax, but we would then need to confront the difficulty of having no authority with which to maintain the property during his absences
The property has been for sale for 2 1/2 years. I have had no offers or viewings. Site regulations due not permit any lettings.
Cottage is to be let as long term tenancy. Barn only as planning permission for tourism but started in July 2019, and because of Covid 19, it was closed down for the first lockdown - March 2020 to July 2020. This led to cancellations and did not meet the 70 nights occupancy required by the Valuation Office. So it did not qualify for Business rates
In 2019/20 COVID-19 prevented people from using their second homes as much as they ordinarily do. During a great deal of the period, people living outside Wales were *legally prohibited* from using their second homes, yet they continued paying rates. This is not an apt time to collect usage data or to increase rates.
This is a business rather than a second home and would make sure it was recognized as this
Continue as described above.
i would stop spending the significant sums i spend every year in the area.
In the Year 2019 to 2020 we had holiday guests in for 154 nights. We have had over 70 nights let per year for several years. We used it for 49 nights approx and always did maintenance ie decorating, gardening, repairs etc. during our visits. Even this summer we have had five weeks (35) nights occupancy with 7 days between guests to allow for safe cleaning after 72 hours and 72 hours before guests arrive after cleaning because of COVID-19 . We had to cancel two bookings to facilitate this.

It is the family's intention to sell as soon as we've dismantled my parents' lives and discarded their possessions. That is very hard to do. Higher Council Tax won't increase our coping strategies. Higher Council Tax makes the grieving process more difficult.

In the light of the draconian Welsh Covid restrictions and the fact I have been banned from visiting the cottage since March 2020 other than July- Sept (I am a teacher and always spend 6 weeks there) it would seem incredibly unreasonable timing for you to put up core costs. I never rent it and make no money from it. This cost will make me consider selling I think which would make me very sad as we are very much part of our Powys village community . I would urge you not to further alienate those who bring such income to Wales and who enjoy sharing its beauty .

We have been paying 50% extra as it is . We take all of our rubbish /recycling home , there are no street lights to maintain in the area .

We are not rich people . We work and are trying to get the property renovated to move into . We employed a local man to do quite a bit of

We also let a local live in our property free of rent or charge over the winter of 2018/2019 , when his marriage broke down, and he needed to be in the area to keep his business going . So we are part of the community .

This property is empty and will so until need need arises to employ a carer

None of the above - as I said I work in both London and Brecon. If I worked for a company, the government or the military I understand I would be exempt from paying extra council tax. If I ran my home as a holiday let - which might not do much for the local community but would give me a good income, I would be exempt from paying any council tax. As a self-employed person running a service for the community I think I am being unfairly penalised. There are very few physios in the area, so I believe the service I offer is needed and helpful to local people.

The cottage is effectively already part of our main residence.

I am due to retire in the next three years and would not only move into the property as my main residence but also my wife and son, currently 13 years old would need to be educated by the local authority in the sixth form. So any increase in the council tax premium will be short lived and the council will then not only have a reduction in the council tax to the normal sum for two adults but also have to provide funding for my son's education.

For almost 40 years this was our family home immediately adjacent to our thriving residential outdoor pursuits business.

In April 2016 we moved to our current home. This move was made because we wanted to put on the market and could not bring ourselves to move home and leave our business at the same time. In other words we were beginning our gradual retirement programme!

We felt unable to sell as a separate entity because it is so much an integral part of the Centre and anyone wishing to buy the Centre would be likely to want the house also. Further, the house is so close to the outdoor pursuits centre that its value as a standalone house is dramatically decreased. Selling an Outdoor Centre is a lengthy process but we had been successful with finding a buyer during 2019 and we were due to complete just at the time when Covid struck. I was to continue as a consultant for another year or so and the Centre would expand under the new owners. The sale was postponed but the current circumstances do not make it easy to predict what might happen next. The bottom line is that my wife and I are paying Council Tax and Council Tax Premium on the at this point and, in current circumstances, this is unsustainable. Restarting an Outdoor Centre is a very slow process and it will be 2022 before we can feel that will be back to 'normal'. In order for Red Ridge to survive into 2022 it is likely that Sue and I might have to continue working but take our income from our pensions in order that our salaries can then be used to finance the salaries of our permanent staff.

This property is now solely used as a family home and occupied for many weeks of the year. It was the dream cottage of my first wife, now deceased. To sell it or be forced to let for holidays to the public would cause much distress to the whole family. The financial burden is already heavy enough and as I make very little demands on the Council's budget I think that the proposed increase totally

unreasonable. I have remarried and live partly In France returning to Wales frequently. Should my circumstances change I would want to return to live in the Wales. Letting would cause me many legal problems to regain the use of my home. Holiday letting would be my very last resort.
i would be obliged to seek some income from it by letting our grazing
I am not sure what I would do. I am 76 yrs old and would find the increase difficult to find. My cottage is my second home which I have owned for 42 years. It was derelict when I bought it. I have to remain working in London to pay for the renovations. My daughters saw their time at the cottage as camping in a stone tent. We arrived with rucksacks, sleeping bags and food. The cottage originally had holes in the roof and walls. Over the years I have made it habitable, using local architects and building companies, making the building sound, installing a kitchen, sanitation and electricity. i have preserved its heritage and my garden is full of birds and wild-life. 2 of my family celebrated their wedding at my cottage(a daughter and a granddaughter) . We all love it and have become part of the local community.
I would have to run it as a business - something I would rather not do as it would i think unfairly impact on our long term neighbours
The property is not suitable for year-round habitation and would not be suitable for use by a long-term tenant. It is inaccessible by road, does not have mains water/gas/electricity, is not connected to any sewers and has no inside sanitation. There is no hot water or heating at the property, only a small wood burning stove. There is no way to transport large quantities of gas or coal to the property to easily modernise the cottage. It is unclear if there is a market for purchase of such a unique property. We would be forced to consider selling the property and potentially not visiting/emptying the property until it were to sell.
Unsure, at moment if it goes up I will have to review the position and possible sever / reduce ties to my remaining family and friends.
Would sell the property and buy another in a different borough. Holiday lets help the local economy. such as pubs, restaurants, shops and other tourism businesses. increasing the rates would mean that the owner would charge more to rent it out this would make all holiday lets in Powys unsustainable and tourism would move to other areas where the rental cost is cheaper?
As soon as the current climate allows and local employment within my field permits.
I only established as a holiday let business at the end of September 2019 so in the period you asked for had less than 30 nights. In the 12 month period since starting had 91+ nights even with Covid restrictions shutting me down.
We would have no choice as it is our home and we built it in its specific location to be close to our welsh family!
I would have to do this, because I have a contract with a letting agency. But when that 18 month period is ended, all the above options would have to be considered. In the meantime, because it doesn't make a profit, if the rates were put up, I would have to consider reducing expenses, which could well result in a loss of income for members of the local community.
Not sure
We would struggle if the council tax was raised to 75%. The only income we receive to run the house is from family contributions. We may have to consider letting the property out.
With the current 50% surcharge it is not financially viable and we are concerned that we can continue with this outlay. Increasing it would tip us over the balance.
This extra tax is really really really annoying as the small, isolated property in Powys costs us more than our large house in Carmarthenshire. And we do not get ANY services from Powys because of its location.
If the premium was raised this would significantly impact the viability of keeping this heritage property in our family. To allow for holiday rental it would involve a significant amount of work to be undertaken on the property at a likely cost that is not viable.

<p>We both work full time and have the property as bolt hole, away from the pressures of city life. We chose Wales for it's stunning beauty and community spirit, which we find sadly lacking in the cities. The Village we chose has welcomed us with open arms and appreciates the fact that the property is not used as a holiday let, rented or that it was bought and sold for profit and we have made many friends including being invited to a local funeral due to our long standing friendship with the person concerned.</p>
<p>This question does not apply as I now use the property as a main residence. If I still had it as a holiday home, I would still continue to do so under protest.</p>
<p>I am unsure on this as I am a pensioner. My options to continue with the property and which has been in the family for more that fifty years are limited.</p>
<p>We want to live in the property, but are just waiting to secure work in the UK.</p>
<p>we have been investing money to undertake structural repairs and refurbish and maintain over the last 2 years. it relies on spring water which is an erratic flow and has no mains drainage . We deliberately are cautious about use during dry periods as we share the spring with the adjoining farmer . We have contributed substantially to the local economy over the last 50 years and use no local authority resources we have an un made drive half a mile long and bring our rubbish away with us so have virtually zero impact on the LA resource and services</p>
<p>The current premium is a problem to me, this is a very small 16ft x 16ft wooden structure. I am a single pensioner who loves to spend time in Wales, but dues to recent bereavements and then lockdown, has not been able to visit often latterly. I would appeal against the current premium,this property is smaller than a caravan, the new proposals are just unfair.</p>
<p>If the Council Tax Premium was increased I would have to consider selling the property, but feel it would be extremely unfair given the property has been our family home for over 130 years.</p>
<p>Our home in Wales is very much our home. We do not gain any financial benefits from having it.</p>
<p>Because our daughter has a great affinity to Llanfyllin, and has a two year old son whom it is hoped will embrace his Welsh heritage in due course. We will be faced with a difficult decision if financial outlay is increased. My family are buried in Llanfyllin cemetary.</p>
<p>Re the previous question: Since I have aged (85) and my wife died the cottage is only used about 10 days a year at present However my son and his young family are beginning to do go there and will continue to do so. If there is snow, the cottage becomes cut off and the access lane becomes filled with snow so it is not a practical risk to go there in the worst winter months.</p>
<p>I am currently assessing my options and have not yet reached a firm conclusion.</p>
<p>I most certainly will move there full time in the near future, it was always my intention to live there full time on retirement.</p>
<p>The premium is outrageous and fails to take account of (1) the fact that we are unable to use local refuse collection services because we are not here sufficiently often and (2) the very considerable sums we contribute to the local economy on an on-going basis (gardeners, shopping and eating locally) (2) some £250,000 we have paid to local tradesmen/builders during our almost 20 years of ownership and (4) the fact that we have been unable to come for much of this year due to COVID restrictions</p>
<p>I am currently renovating the property an early 19th century stone cottage ready for when we retire . Until the renovations ,the property could only be used in the summer months due to no central heating and was in a damp and cold condition . I have used all local tradesmen. I am also considering letting the property if the council tax comes unfairly high. We have had the property in our family since the 1970's as many of our relatives live in Powys.</p>
<p>At the moment due to health issues I am not in a position to let the property.</p>
<p>It is difficult to say how the use of the house would differ. I have managed to pay the present premium, but the new premium might push us into making different decisions.</p>

Undecided - all depends on Covid-19 traveling restrictions/rules.
We have owned the property since Jan 2013 and have established excellent relationships in the local community and with close neighbours.
I would continue to use it until it became so expensive that I could no longer afford it.
possibly a holiday let, but upgrading costs might prohibit. My family are based in Merthyr/Troedyrhiw, and it has always been a valuable stepping stone. I have been retired 15 years, and am not too keen on relocating at 76!
Continue to keep it but it is uninhabitable
Not sure may have to use it as my main residence
I would refuse to pay this charge quite simply and fight you through the courts. There is no reason to levy these charges, and the amounts are arbitrary. It is was previously cited as a means to generate funds for low costs housing to be created, but there has been no evidence to those affected to suggest this is how the money has been used.
We would like to continue to use it as we do currently, majority family use, BUT this would depend on what additional costs we incur from Council Tax! As pensioners we have a limited budget. Passing it to one our children is not viable as they would be subjected to costs at a time when their children are growing up and are costly. We let through an large holiday rental company
I would consider moving in to the property and opening it for holiday let
I consider the property my main residence and only spend time in London for work purposes
i have been renavoting the house for many years and have not finished yet
AsI only rent the property i would consider terminating the rental agreement
Because of its height, location and exposure to extreme weather conditions. The property is one of the highest in Wales. Whilst we would want to consider using the property as a main property this is not realistic as it runs the risk of being cut off. Ultimately increases will take us to having to consider selling but reluctantly.
We have owned this property for over 30 years. As we are having difficulty in paying the tax now we would have to consider selling it . We believe that this would be difficult to do unless it was sold as a holiday let business, which is what seems to happen. The properties seem to be too small for long term lets or modern day living. As it is a Grade 2 listed building the insurance is very high
6 month or 1 year let.
The Council Tax Premium is already fairly punitive and based on assumption that those owning them are rich. We would certainly be forced to think about whether to hold onto the cottage or sell it. As it has no reliable water supply it is not suitable for significant periods of residency so it would be most likely be sold to someone as a second home who could afford to maintain it. The more money we have to spend on Council Tax the less we have to do it up (and to put back into the local community by doing so as we use local tradespeople).
I am not sure, but in the medium term this would be highly detrimental to the local economy as Powys needs people who work in Powys and elsewhere; there are many other places to which to go for those able to work both in the country and in a city.
Have no idea.
It is my intention to retire to this house when I finish working. I think raising the Council Tax premium currently charged is unfair.
Covid-19 put back any plans i had of making a full move to Brecon; Covid-19 has also stopped me occupying the flat more regularly; I was informed on buying it that as a single person I would pay only 75% council tax and i find myself paying 150% and threatened with, as i have found out by opening this page, paying 175%; whilst i understand Wales' perennial debate over second homes, as a Welshman keen to move full-time to Brecon, i find the current rate very high; if a full-time move is

impossible for now, then i face big bills; that does not mean I would look to let out the flat when my intention is for it to be mine so then I face big bills; for me it is a catch-22 and for the council it is easy money
I am having to consider two options - both of which would entail additional financial outlay. Alterations would be needed to let out the property on a long-term tenancy. Additional help would be needed regularly to achieve over 70 nights of bookings per year.
This is terrible I cannot afford to pay more, paying the 50% has caused me hardship but I will never sell or let.
We do not consider that our circumstances fit into your "definitions" and feel it to be a little unfair to be placed in a position of possibly having to think along the lines of any the above.
But perhaps this would not be easy as some work is still unfinished. I have no idea what the housing market is like at present for sales or letting.
The property is not suitable for year-round habitation as it is very remote and high up in the hills, off any sort of road, cannot be reached in heavy snow and is just not built to make habitation through the winter a viable proposition. It was in a semi-derelict state when purchased (1991) and to make it suitable for year-round habitation or a permanent home it would have to be knocked down and rebuilt. It is therefore highly unlikely that it could ever be used to provide affordable housing and would do nothing to add such housing to the area.
The Trust would hope to continue its present use but we would have to consider the financial impact.
I would probably have to close the business and sell the whole property as higher charges would result in my business being unprofitable and I would have to cut my losses.
1.We may not be able to afford any increase in council tax (my annual income is less than £10,000). 2.Rental - significant upgrading is needed in the kitchen and bathroom and rental incomes barely cover wear and tear. 3. Sales of property in the same road are very slow - taking one to two years for completion. 4. Although I was born locally, hospital facilities and family ties keep me elsewhere.
Making my main residence would mean that I would have to transfer my healthcare to Powys. As mentioned above my healthcare problems include kidney transplant, cardiac failure, tophicacious gout, metatarsalgia etc.
i hope one of my children will move in at some point (we have recently been trying to put him there to covid shield but that doesn't seem to be as simple as that either). I already pay powys as my main residence . i don't want to sell as it would spoil the farm for future generations. It will cost a huge amount to modernise it to rent. Even if it was rented i would be wary as there are often issues which could be a disaster for the farm. I really don't know how long i can afford to pay even 150% council tax on a small hill farm earnings.
In many Welsh towns and villages there are many properties that are stood empty, as the youngest don't want them no matter how cheap they are. Over the years I've had first hand experience in viewing dozens of properties across Wales and seen the condition of many more that have been left to decay.

Council Tax Premium – Periodically Occupied Properties

B3: What impact on local communities do you believe periodically occupied properties currently have on key issues such as tourism and the local economy? - If you have answered 'negative', please tell us how this could be minimised:

Houses should be used as homes (Not second homes) or let put as holiday lets for at least 200 days per year
by charging a premium for council tax
There are local B and Bs and hotels to stay in. People should not be buying second homes in areas where people cannot purchase their first home. With working from home policies, more people from cities around the UK will be looking to purchase property which is cheaper for them in the Powys region.
Properties need to be inhabited more than empty. I.e. at least people living in the 70% of the time. These properties are killing communities and stopping locals purchasing property.
Drive up house prices to a level that it becomes harder for residents to buy their 1st house.
Local people struggle to afford properties in the countryside as they are frequently snapped up by high earners from other parts of the country.
Enshrine in council tax agreement the all services and major purchases must be made within wales
Powys has a very high house price versus the incomes of many of the residents. A full time resident helps drive the local economy and may provide skills for the area. A holiday let run as a business brings significant income into the area. Periodically occupied properties do neither of these things or at the very most do them to a lesser extent than the alternatives. I would urge Powys to take advantage of the 100% premium available to at least assist with contributing to PCCs finances.
By making it more difficult for this to continue- (by increasing the cost to the holiday home owners).
Generally speaking I feel that owned properties by People outside of the area that are used only a few weeks of the year should be taxed more. But those people have the money to absorb the cost, so makes little difference to them really.
I was subject to this charge while renovating, it will deter purchasers from moving to the area, penalising pensioners or those, like myself, returning to their home country and county is unfair. Many older properties need TLC, this removes the motivation and will have long term impact on retaining the fabric of community. Knowing that you will be facing a 'penalty' might mean more degradation and empty older properties, many restored by monies from outside.
Cap on the maximum number allowed in a community.
Extra charges levied on these properties to recognise the harm they cause to local community
maent yn dinistrio cymunedau gwledig
Many young families in Powys are unable to afford a first home. Most of the people who own these periodically occupied properties are wealthy people who do not contribute in any way to the local economy in Powys. As they are able to afford a second home they should be made to contribute to the economy. One way of ensuring that they do contribute is by asking them to pay more council tax.
These types of property uses should be discouraged by increasing council tax and this would also reimburse people that live here to some extent by lessening the burden on them.
Pushes house prices up, brings little into the area in income, tourism jobs or any other perceptable gain. Environmentally these houses still need maintenance and heating and use up a significant portion of our housing stock forcing locals to move away, or build yet more homes. A holiday let brings jobs and visitors to the area, as a self employed handyman let's run as businesses represent a considerable portion of my income, despite there being far less of these than second homes in my area.
It would be nice to see more of these second homes either available for people to live in as rentals or actively let as a business.
Reduce the number of periodically occupied houses.

Pay a premium
I think that periodically occupied properties erode the heart of the communities. By providing only occasional occupancy, they diminish the critical mass in sparsely populated areas that is required for businesses and services to survive and thrive. They displace potential residents, driving up prices in areas where wages are, on average, low, this in turn makes the area unattractive for young people perpetuating a culture where rural areas are only inhabited by an older demographic with wealth earned elsewhere. By creating seasonal demand, they increase the cost of public services by creating seasonally unequal demand. Services must be designed to cope during the periods of maximum stress, but the poor seasonal utilisation factor of public services created by periodic residents means that out of season assets are underutilised and inefficient. It would be more beneficial to the area, if tourists were to spend into the area in services like hotels and guest houses, where money is captured by Powys local economy, than money being sucked out of the area by property speculators elsewhere who enjoy the amenities of the area, and then suck their wealth back out of the area and make a profit when they decide to move on.
The 2 holiday homes in my street are very rarely visited, so as regards having key issues in the local economy. The answer is NIL
If only physically let for 70 days a year the property is largely empty... It isn't what tourists want and isn't supporting the local economy. Those that are available for over 140 days a year are often advertised at high prices or are only available at peak seasons meaning that either they stay empty and visitors go elsewhere or there is much less opportunity for visitors to stay in the off peak meaning a much less stable local economy. Holiday homes, if people can afford that luxury and don't actively occupy their second/ holiday home thus reducing housing stock and or inflating the price of for local people on local wages then I see no reason why they can't pay for the privilege allowing councils to ensure more appropriate and affordable housing is available... You need somewhere for people running local services to live!
These properties contribute very little to the local economy whilst driving up house prices out of the reach of local residents, eroding community cohesion and vitality, and making the local economy overly-reliant on tourism. In part, this lack of community cohesion is undermined by creating two classes of property owners in an area and create hostility and lack of understanding between would-be neighbours. They also have a negative impact on the vitality and continuance of the Welsh language. Moreover, their periodic occupation creates practical concerns such as maintenance and makes absentee owners can be difficult to prevail on to address issues with properties not in regular occupation. Lack of robust Council Tax charges and 'business' loop holes deprive local services of much-needed revenue. At the least Council Tax should be set at >100% of charges for regular residents and those living in the community should be given preference in the housing market.
By ensuring money is taken from the owners and put into the local economy, eg council, which just on part makes up for the losses from having a property empty for much of the year.
Typically here properties would not be owned locally. This will. Are buying in Powys less attractive. Taking these buyers out of an already depressed market that PCC are already damaging will I'll thought out developments like farm, will further devalue houses for existing owners.
A cap on the percentage of houses available for second homes/holiday lets and increased council tax rates
There is a benefit to tourism but a negative effect when a property is simply used as a second home and the owners live in London or elsewhere. There is a difference between these and holiday homes which while beneficial to the local economy need to be controlled in terms of numbers
I do not believe that holiday homes have a positive impact on the local economy - people living in these properties full time would spend more money locally, tourists spend less money locally (if the property is empty some of the time then naturally less money is spent, also they bring in shopping with them rather than buy it locally) , and of course having holiday homes reduces the supply of homes and thus pushes up the price of property and rents which is not good for locals.

Ban holiday homes in areas where there are ANY homeless, and hidden homeless. Houses are for living in, for shelter, not for expanding a finance portfolio.
Charge more council tax, have a cap on the number of residencies that can be second homes - i live in penna - which has too many. Aberdyfi is no longer a place to call a home - just a holiday place
I feel that periodically occupied properties pose a significant risk to the development of our community economy and the wider tourism industry. I welcome the 200% charge as this will begin to equalise the damage done to local communities due to dwindling property numbers. This would also further discourage unnecessary property sales which risk cultural whitewashing of our Welsh communities. I would hope to see further investment in local services that have been slowly cut due to Westminster austerity measures.
THESE INCREASES ARE NOT TAKING INTO ACCOUNT THE GENUINE PUBLIC THAT WANT TO LIVE IN THESE RUN DOWN RECKS .
Local occupancy results in year round money going into the local economy and a healthier uptake of local amenities such as schools and community projects.
Less housing available for people in need. I live on the border of Powys and have many friends and acquaintances who are looking to either buy or rent a property for longer periods than a month at a time and they cannot find anywhere. They're resorting to compromising with alternative living arrangements so they can stay and work in the area.
By taxing second homes so people either won't buy them and deprive us of housing stock or will contribute properly to the local economy
Encouraging engagement with local communities. More to encourage rental accommodation to be available to residents through the winter
Set a limit on the amount of second homes allowed in any area. Ensure they pay significantly more council tax than full-time occupiers. Periodically occupied properties are often smaller, starter-style homes. This means they are not available to young people starting out looking for local homes. Holiday home owners do not contribute enough to the local economy as they are often not present, and therefore do not shop local for much of the year. If they sub-let their property it can mean excessive burdens on local services like refuse collection. These owners are a burden on the local economy, but contribute very little.
Visitors would use local accommodation instead of buying up second homes and effectively colonising the area, and gentrifying Powys.
It prevents young people from buying homes in this area or unable to afford them due to rising prices as a result of the increase in demand for holiday homes. This could be minimised by placing a tax on holiday home buyers who only occupy the house for a month or less a year.
Less of these "homes" would be better for locals trying to buy locally and prevent the breakup of communities. There is also the negative impact they have on the Welsh language
Tourism is of no benefit to my village. There are no businesses that benefit. People who own holiday homes take no part in the community and cause disruption with dogs and parking. Only by a major raise in council tax could there be any benefit from these people.
Properties that are empty more often than not add very little to the local economy and would be better used as affordable homes for local people.
Get rid of periodically occupied properties
Second Homes are a very contentious issue as it may be perceived that they do nothing to provide homes for permanent residents nor support the vitality of community services. Homes that are part occupied as second homes and part let out as holiday (but do not trigger qualification for business rates) is an interesting one. Policing this is a nightmare
Increasing council tax on POP to 100%
Raising tax on periodically occupied, which can be put back into the economy to fund affordable housing for families and first time buyers, this will have an added effect on the economy and enable local areas and Powys as a whole to thrive.
Less housing for locals

Putting a cap on the number of properties sold as second homes or adhoc holiday lets.
make it too expensive to own a second home. Holiday homes raise the value of houses in the area and that raises the council tax that us ordinary residents pay as it is based on market value. This makes it into a greed tax, in a humble abode bought decades ago the market value is based on what a rich person could do with the said property even if it involved knocking it down to replace with a glorified version nobody working locally could aspire to. Even affordable (so called) housing is way beyond the reach of those working in care work, the commonest job round here after farming. These richer people will need someone to help care for them when visiting their second homes, and getting a second tier of housing for the Natives and Domestic reeks of inequality. Add to that the fact that the majority of the second home owners, although often nice ,tend to drive big SUVs and are so afraid of getting their prized possession scratched that they drive in the middle of tiny roads and force local small cars into the ditches, which is most intimidating.
Local homes for local people, rock 2nd home owners being nothing to the community at all. It's nice to have neighbours and if not neighbours at least something to add to the local economy
The effect of these places especially in small towns and villages is not good, especially when local people, especially young families can not afford to buy or rent. No one should have two homes when some folks have none.
I believe it is negative because decent, affordable housing is in short supply and periodically occupied housing further reduces the amount of housing available, while not providing much to the local economy in terms of regular local spend. Increasing council tax would deter periodic use / encourage people to use let out their houses.
It can't be the homes are empty and often poorly maintained, lowering the value of homes around then and denying people who need a home a place to live
Increasing council task a help but council needs to give serious consideration to the problem of second homes in general and look at the statistics available. It would also help to look at how other countries are tackling the problem- we don't want areas in Powys ending up like Aberdyfi which is a ghost town in the winter because the percentage of second / holiday homes is so high.
Second homes should not be allowed in any case. These properties should be let or sold to local people. If they are snapped up by holidaymakers this drives the prices up locally and means local youngsters will never have a chance to afford housing. Buyers should be able to prove it is their main residence.
Reducing numbers of holiday homes. Requiring holiday homes / second homes to be rented out very cheaply to people who live here for most of the year. High tax on second homes.
Raise council taxes on second homes
It's negative on the local economy because it's essentially an empty house, where a local house searcher can't buy.
Use planning rules to restrict the percentage of POPs in a community. Remove the 'register as a business' loophole Increase the Council Tax premium further - 200-300%
I write as a former Director of Economic Development of a London local authority, as someone who worked closely with the Welsh Development Agency for many years, and is now the MD of a property company. The additional Council Tax charge has a negative impact on economic development within Powys, and does little to address the problem of affordable housing where the latter is a problem The tourism sector is a vital component to the Powys economy, and critical to that sector is the provision of quality accommodation. In many cases such properties are unlikely to be ones purchased by first time buyers, and will frequently be located in areas where first time buyers will not want to live. The additional income obtained from the second home premium is yet to be quantified by you, but is likely in my view to be exceeded by the negative impact on investment into this sector. The issue of affordable housing hinges crucially on the availability and price of land in locations where

<p>there is a demand for affordable homes</p> <p>A proper analysis of the pro's and cons, costs and benefits of second homes/holiday properties should be made before any decision is made on the appropriateness of any levy. I would suggest that any levy is inappropriate.</p>
<p>The majority of periodically occupied property owners contribute little or nothing to the local community in terms of shopping etc and as such they should be required to contribute via increased (double) Council Tax</p>
<p>Too many unoccupied premises have an impact on local economy with nobody spending money locally. These properties could be used by locally "homeless" or financially less well off people</p>
<p>Overall, a negative impact due to effect on house prices and supply of affordable housing to local people. Also leads to fragmentation of communities, particularly welsh speaking communities, and put pressure on limited public facilities already under strain such as GP surgeries.</p>
<p>There needs to be a balance between periodically occupied properties and permanent occupied properties. Local shops benefit in the high seasons when second homes are occupied but we need to avoid towns becoming ghost towns in low seasons.</p>
<p>Impact on the availability of long-term rentals for residents who are not able to buy in the area. Impact on small schools/ community if local people have to move elsewhere as they cannot afford to buy.</p>
<p>Takes properties away from us as too expensive for our youngsters in lots of areas</p>
<p>There are some positive aspects, such as tourism and in turn, the economy. However, the sheer quality of second or holiday homes in Powys has driven thr house market through the roof and has also withdrawn a vast amount of 1/2 bedroom properties from the pool. As such, 'locals' are unable to remain in the area.</p>
<p>By limiting the percentage of second homes or holiday homes in an area. Obviously tourism is important economically but so many of these houses are hardly occupied. If the balance tips beyond a certain point the community is degraded and it is near impossible for local people to find suitable housing in the area, whether to buy or rent long term.</p>
<p>Stop people buying second/holiday homes cause there be no houses for the next generation to live in the way it's going</p>
<p>Second homes push up rents , diminish housing stock and particularly affect lower paid workers . In a place like Hay on Wye there is no suburbs to move to and public transport cannot necessarily be an option.</p>
<p>It's increased the housing market to much.</p>
<p>There are some waste management / enforcement issues to be considered here. Holiday lets are more akin to a hotel in legislation so they need to pay for (privatised) business waste services but a lot impose a cost on the taxpayer by sneaking waste into the (socialised) household waste service illegally</p>
<p>The council tax premium is good. I would like to see planning permission required for a property to be used substantially as a holiday let (via Air B&B and similar) to avoid draining too much business from our rural hotels which are important parts of towns and villages.</p>
<p>Higher Council Tax.</p>
<p>Priced out of homes, the vitality of Powys' towns and villages is damaged by the lack of resident population and hotels and b&b's - real businesses- are undercut.</p>
<p>My home is very close to the Hay Festival, so I can offer it to tourists who would obviously spend time and money at the Festival and within Hay and its surrounding businesses.</p>
<p>They bring in huge amounts of revenue and prop up a county that is not full of big spenders. They are a positive thing as they generally buy homes too expensive for locals.</p>
<p>I answered positive but wish to comment despite your lack of invitation to do so. Your questionnaire presumes no view different from the Council's is worthy of consideration: this is not so. Periodically occupied property allows for tourism, providing letting opportunities encouraging visitors and as a Council, you get your money plus 50% for nothing from the property owner.</p>

In our village in Powys those with second homes are playing key roles in community life; these activities are not compromised by one needing to spend some time away from the community!
I brought the building up to modern building standards in 2010. I used a local builder and employed him for approx 12 months. In total this cost at least £100,000, all from my own pocket. When
I think negative effects are mainly due to the proportion of unoccupied properties. If there are a few scattered around in more remote areas then the effect is positive by bringing visitors and economic activity. Action should be focussed on areas where there are a high proportion of unoccupied properties which create "dead zones", perhaps by requiring planning permission to change an occupied property into a holiday let.
Mycottage is in a little village that has limited access to surrounding bigger villages and towns so isn't suitable for commuting. So therefore provides additional tourism trade to support the local community.
I don't have a periodically occupied home. Our situation is quite different. And feel I am being penalised for a heartbreaking bereavement.
From a personal point of view we have provided and continue to provide work over a period of nearly 50 years for builders, contractors etc. by rescuing a traditional stone-built property abandoned in 1926 and which would now be a heap of stones had we not done so. This work has also supported local trades, particularly builders' merchants. We have contributed to the landscape by planting native woodland. We have contributed to providing green energy to the grid by exporting wind and solar-produced energy for much of the year when the house is not occupied. Invited guests to our property contribute to the local economy by taking advantage of shopping and eating out in the area.
BUT, while holiday lets do have a positive impact on the community, this tax is having a very adverse impact on us personally. We are no longer able to let the property for holidays due to our advancing years, but we do need the rooms to accommodate our family.
I know you asked for negative comments but I have positive ones to share with you We spend a lot of money paying people to undertake work to maintain the cottage which if we lived there full time we would do ourselves. We keep our cottage in a very good condition to keep up the local environment. We tend our four graves in the church yard on a regular basis and also ones in Llandrindod When we are in the village we spend quite a lot of money locally in the Brecon shops (all our meat comes from Paddy's, hair done at Ship Shape, we support the local pubs and restaurants, plus clothes and gift shops). We make a significant financial contribution to the community
We have renovated and now the property has raised the curb appeal of all its neighbours
I do all my shopping in local shops in Crickhowell and rarely shop in supermarkets. I use local tradespeople to maintain the cottage and this year have employed tree surgeons, roofers, dry stone wall experts and electricians.
For most circumstances this is a negative. In our circumstance we are now one of the original, longest remaining families in the hamlet and are treated as part of the community. We periodically employ local tradesmen/farmers who are aware of the unique challenges of maintaining our house. We take part in community events. Obviously second home ownership impacts a community less if there is an economic benefit to the area. In this instance, the house is uninhabitable for 12 months of the year. It's inaccessible for anyone without an agricultural 4x4 and when accessible crosses farming land. It has no modern utilities, services or amenities. It cannot, therefore, be a tenanted house or a holiday let and, in this instance, the community would only lose if the house was sold. I appreciate this is a unique circumstance, it would be very welcome if exceptional circumstances like this could have an exemption.

I employ a gardener on a regular basis and a continual stream of maintenance people in the upkeep of my property. This in me would all be lost.
They reduce housing availability for local people and cause increases in house prices due to supply-demand economics and the average incomes of people in Powys being well below those in other areas. As a result, local people are increasingly more likely to end up living in modern estates while the houses of their forefathers are often second homes standing empty for long periods or being used by tourists.
I use local shops and business and have a good relationship with my neighbours.
Our property is isolated so has no impact on tourism and all purchases needed during our stays are made locally. Being an old property I have frequently employed local builders. However I feel that such properties in villages or towns may have a negative impact.
POSITIVE.....As we visit our second home most weekends and are joined by friends and family we tend to visit local areas and tourists places of interest and the beach resorts resulting in keeping tourism busy so in my opinion having a second home increases tourism.
The house prices have increased around here due to people having second homes. This therefore is unfair to local first time buyers and even local people who want to get on the housing ladder.
as i live in powys now i think i put put a fare share in the economy. i bring tourism to llanidloes
When we stay at the property we always shop locally. When we, and our relations visit, we, and they, use local restaurants and visit many tourist sites in South Wales.
Wales will eventually price themselves out of the market - such a shame for such a beautiful country.
We live remotely and are not impacting the local town other than spending money in the local shops and pubs.
It all depends on the nature of second home ownership. The current policy condemns everyone as a negative impact but for example in Crickhowell businesses rely on the mixed economy and property owners such as myself make a point of supporting local businesses
Why only feedback if 'negative'? Is that the baseline assumption? We very positively contribute by shopping locally and using all the local amenities, cafes, pubs etc. (Covid permitting)
Positive: engaging in the community, joining local groups, supporting neighbours, employing local tradespeople, buying locally, using public transport, visiting tourist attractions, using local services
Bring in massive boost for tourism, helping support local shops and services.
We believe that Powys would benefit from increased tourism with the better availability of self catering holiday accommodation. Self catering accommodation puts money into the local economy benefitting both local shops, pubs and restaurants.
Any one size fits all question is simply wrong. People who own more than one property have differing motivations and mine is to be part of a community. Holiday lets are businesses. These are completely different approaches to building use. Tourism and "the local economy" are separate and important issues. How can they be lumped together? What other "key issues" does the Council have in mind? Suggesting that only "negative" answers require expansion is wrong and leading. Has this survey been designed in accordance with the relevant guidelines? I am a member of the community. I engage in local activities. I shop locally - not only for food but for furniture, white goods, carpets, garden requirements, books etc. I want to keep the local high street alive. I employ local tradesmen. I invested £10k in the redevelopment of the Crickhowell Corn Exchange pub. The fact that I do not sleep in this house every night of the week does not change this. The answer would be different if the house were a holiday let. Or empty.
Holiday homes will bring additional revenue to Powys. Forcing the sale of periodically occupied properties will not bring about a significant reduction in homelessness / affordable property. My property is worth about £95,000 - probably in the lowest values within Powys. Most houses are way beyond that and thus not 'starter' homes.

Depends on percentage of such properties in a specific location - too many, and properties become unavailable for local people. We use local tradespeople and local businesses as much as possible and have improved the property, and have made a substantial contribution to the refurbishment of the village institute.
Not that it has any impact on us but the continuation of this tax will limit tourists in the area. therefore making the area even poorer than it currently is A totally unfair inward socialist biased tax If the Council wishes to make available/build more homes for local residents its would be more sensible to cancel the building tax on new properties. It must be evident that since the imposition of the building tax that new builds are at an all time low - a home goal for the Council Many young people we know who want to build their own homes are totally discouraged by this stupid tax
POSITIVE - Brings in holiday makers to spend money in the local area
We use and buy everything locally, and any works required and garden maintenance we use local tradesmen and skilled artisans. We use local garage for servicing car. We are positive in company around the delights of Wales and often bring local products, crafts etc to our other house.
I have not answered negative but it's important to let me clarify my strong belief that our property ownership has a positive effect on local communities through encouraging tourism and support of local businesses. Over the decades that we have been owners of a property in this area my family has invested in the local area by using local trades, buying locally and encouraging tourism. Many of our guests and visitors have never been to this part of Wales before and it would not have occurred to them to do so were it not for our encouragement. They are invariably impressed and want to return. If it were not for our connection to this area, I would argue that you tourism income would be lost to better known tourist areas such as the Welsh Coast and Snowdonia. With a long history in the area, we are able to advise friends and family to visit and appreciate places within Powys that are less well known, reducing tourist congestion in some areas, refocusing employment opportunities to less trafficked areas, and making preservation of culturally significant sites more viable.
It depends on the number and location
People such as us,who are frequently at the house with our family and are integrated into the community contribute considerably, and very probably disproportionately, to the local economy.
Increasing the council tax has already caused a drop in the number of people coming to the area because the cost of staying in the accomodation has increased to cover costs . It is far cheaper to fly off to the continent than have a stay in this country. Powys relies heavily on tourism and to increase the premium on the rates would futher deter visitors. Holiday lets contribute to the local economy in a number of ways people staying in lets usually stay for at least a week or more , buying food in the local shops and visting popular attractions. Unlike B andBs which have fleeting visitors, these do not have to pay EXTRA council tax even though they offer the same activity overall. What is the purpose of this tax ? to inceased revenue? force people to sell the pr.operties? inrease the number of affordable homes? Overall an increase in tax would be counter productive and reduce tourism in the county to the deteriment of the local economy.Build more homes.
I don't know
The house was an eyesore in the village due to its neglect. We have paid for reinstating a dwelling that was uninhabitable back to current housing standards, and have employed local trades people throughout. We continue to employ local people to undertake maintenance, gardening, cleaning etc and support businesses such as hair dressers, pubs, shops, restaurants, charities and local events. We also bring and encourage other people to visit the area who are unfamiliar to Mid Wales. Powys should be taking the alternate approach and levelling council tax to 100% and using this consultation as an opportunity to encourage visitors of all nationalities into the area.
Holiday lets have a far more positive economic effect than second homes. Conflating them in this questionnaire doesn't help at all.
We need visitors into Mid Wales to help the economy
The locals economy benefits from renovation projects. We always use local firms for everything.

<p>'Second homers' in the vicinity of my own second home tend to use their properties for the purposes of holidays at weekends and short breaks. When holidaying there, they regularly eat out at local pubs and restaurants, and use other services for tourists (canoeing / horse riding etc).</p>
<p>by having a cap on number of second homes and building more affordable housing for the population (especially young people) to avoid a brain-drain from rural areas.</p>
<p>If you do not have the holiday tourists they won't go to see the sites of wales. As locals don't take time out to go and see the sites as much. Plus if you have tourists they will bring lots of different people to the area. Take away the tourists, take away their FAMILY homes they have kept on to but can't live in wales then you take away people's history. We enjoy coming to wales and have an emotional connection - take that away and make us stay on b and bs when we come down here then we will simply just not come down as much or even at all. Yes it means that hotels etc would get money but if I had to choose I just wouldn't go down as much as I do now so wouldn't get the restaurant etc money from me when I am downYour taking away the tourists which wales NEEDS!!!!</p>
<p>There are certainly some upsides, but overall the effect of second home "periodically occupied properties" serves to limit access to housing for local residents, both through a reduction in the number of houses available to buy or rent, and the pushing up of purchase and rental prices directly caused by the resulting shortage.</p> <p>To mitigate this effect would likely require investment in social housing, and going forward, I personally would like to see a rent cap put on privately rented properties (as seems to work in countries like Germany) in order to ensure that people who need to live here have a choice of affordable houses available.</p>
<p>This is a nuanced issue. I am aware of the privilege of having a second home. We share with friends and family who come and spend money locally (always have done). We have been an "employer" in the area for over forty years in terms of building work, garden,house keep, always mindful of not being local and aware of issues such as house prices - so I have decided on neutral as my answer.</p>
<p>My family and I spend considerable amounts in the local community in pubs and restaurants; petrol stations; household goods, food; cultural activities; local tourism; local tradespeople - builders/plumbers/electricians/boat-builders/cleaners.</p> <p>It is worth noting that I currently pay as much Council Tax for a three bedroom cottage in a Welsh village as I do for a four bedroom house in central London.</p>
<p>The visitors from a holiday let business help local economies so that's positive but the negative from private second home use is lack of local business and making villages empty. However, council tax is payment for services and periodically occupied properties don't require as much from the council so really paying 100% of council tax is already paying in more than they receive pro rata.</p>
<p>our house was empty for 2 years prior to our purchase, so our investment and our expenditure there have contributed greatly to the local economy</p>
<p>Positive, as it brings in local spend that would otherwise be absent.</p>
<p>Why is there no option to comment on the positive contribution in any of these questions?</p>
<p>The neighbours in our hamlet are very happy to have us there.</p>
<p>Bit of both</p>
<p>Tourism is a key source of income for some rural areas.</p> <p>I understand that some villages could potentially become ghost towns if all houses are second homes and there is no one to go to the schools but this is not the case in all areas. I believe this proposed policy is too broad.</p>
<p>Our keeping it as a holiday home would prevent it becoming derelict and thence not providing Powys Council with any funds.</p>
<p>Depends on the situation. If it is a village / seaside town that becomes a ghost village out of season then it's negative. If it is a disused farmhouse that would otherwise not be used then a good thing.</p>
<p>Since I have purchased my cottage I have injected several thousand pounds into the local community as I continue to restore and renovate my cottage, and this is ongoing. I have employed a number of</p>

local tradesman, and with their skills and my hard work, passion and the drive I have for restoring this beautiful piece of history I have slowly started to create my own piece of history. I have assisted my neighbour with maintaining their property and have a good relationship with them. When visiting I shop at local supermarkets, eat in local restaurants and purchase local produce. I do not believe that not living in the village on a full time basis that my input into the community and the local economy is any less than that of my neighbours. I actively input into the community at every available opportunity and keep in touch with my neighbours when I am not in Wales. I do not feel that letting my cottage to people who I do not know, potentially upsetting my neighbours and damaging my cottage is any benefit to the local economy or tourism. The village is a place to be respected and valued and to disrespect this environment and way of life in order to promote the economy is a sacrifice not worth taking.

We employ two local people [a gardner and housekeeper] on year round contracts regardless of whether we are there or not. And periodically Builders, Electricians and Plumbers. We spend money in Talgarth, Llyswen and Builith Wells. We contribute to the Gwenddwr and Erwood Shows and so on.....

It can be all three, depending on the owner and the way in which they use the property. We use as much of the local facilities and support all the local shops, bars and restaurants when we visit. It is imperative to integrate as much as possible with neighbours and understand and support the community.

THE SEVERE DIFFERENCE BETWEEN COMMUNITY CHARGES IS CAUSING FRICTION BETWEEN LOCALS AND PERIODICALLY OWNERS

The house we own was almost derelict when we bought it over 20 years ago. It had been on the market for ages and no one wanted to take it on. We bought it and have scurvy far more on our than its worth now. Its listed and in the long run is a gain for Wales. We have only ever used Welsh builders and other people to work on it. We spend far more money here each year than we could ever earn if we only lived here. The net impact of us owing this house is hugely positive in economic terms for Powys and the wider community. We do not believe for one moment that us owning this house is putting up house prices for others or depriving anyone of a home.

We spend as much time as we can in Crickhowell, Powys. We have invited many guests from all over the United Kingdom, Europe and the USA to visit us when we are there, and to share in the wonderful things that Crickhowell and Powys offers in terms of visiting historical sites and going to restaurants and pubs.

It brings money to the are without using too many public services..

Why should you want to rent it out why just to pay the taxes people buying holiday homes would be put off and go to more profitable places not wales. You are playing big brother tactics and how you have not been contacted by more advocates i dont know you are making people whos birthright is welsh born suffer to help the housing supply. Some of the localities are dying on their feet because of lack of employment not housing shortages. These villages could become ghost towns, Tourism is a short season. People are buying second homes in FRANCE and Spain, the weather in other places is so much better.

Although I have a second home (recently inherited from late mother) I acknowledge that they have a potential impact on the cost of housing, and those that live and work in Powys may find they are not able to afford to buy a property, or rent a property that suits their needs, since the second home market may have inflated house prices.

I believe in addition to a council tax premium ,there are other ways to manage this in relation to the housing market (eg higher stamp duty for second home ownership etc, other means to discourage it). I also note that holiday homes are an important part of the local economy and contribute to tourism significantly - I think there are other ways to impose taxed on these, not only by increasing teh council tax premium

I think that it is a positive as we bring money into shops in the local area and support the local communities
I believe that i contribute to the local economy by local spending and local activities.
Very very positive
Do not further increase rates on second homes. Certainly higher rates will reduce tourism, and they will do nothing to increase affordable housing because they will not be "affordable."
It depends on the type of property but the loss of housing stock is crippling for people wanting to live in the area. I dont believe the economic benefits from tourism from holiday and second homes can make up for the social and economic loss for local people not being able to rent or buy. However, it would be better to have both, where cottages suitable for holidays are available and more land and housing being made available through policy.
Why have you not asked for positive reasons? I subsidize Powys council by not using schools, social services, refuse, library and many other services despite already paying 150% council tax for which I get far less than full time residents.
We spend more money when in Crickhowell than permanent residents would do. We shop locally and when attractions are open - do touristy activities.
My answer above is based purely on our particular situation and not on periodically occupied properties in general
This is a huge question, every property is used differently. In my area some are used by their owners very occasionally and do little for the area, others are rented out to tourists who bring all their food etc and also do little for the area, others are rented to tourists who do a lot and really boost the economy.
Why is there no box to expand upon the positive benefits of letting the house out as holiday accomodation. I contribute very significantly to the local economy. Not only does it bring substantial business to the local village pub (typically parties of 10-18 people). I employ a local man as a gardener / handyman and have done so for over 20 years. We employ local cleaners / tradesman etc. For this (other than the police and roads / fire service) I get virtually nothing from Powys - the bins are collected once every 3 weeks. The recycling service is hopeless and they are autocratic about what goes in which box. I have no mains gas. There is no infrastructure for the internet etc etc - for this I am penalised which is my view grossly unfair & object profoundly to the Council squeezing more money out of me. If I lived there as my main residence (as I might) the current contribution would cease.
Think it is positive we bring money into the local community its used all year round on and off not just during the holiday season and local farmers and builders help us maintain it.
I do not like the concept of periodically occupied properties unles it is most of the year and supports tourism. I refer you to my previous answer.
Our cottage has a positive impact by introducing lots of people to an area they know nothing about. Many return. Not to mention the money we spend on maintenance with local tradespeople
It must be considered that there are indeed some negative impacts but not every holiday home and region are the same. Our cottage is not suitable for year-round habitation/modern living and so by keeping it as a holiday cottage we are stopping it from potentially becoming derelict and also supporting the local community with our visits. There are local derelict buildings that would be more suitable for conversion to family homes in this particular area.
Charging second home owners additional council or a secondary residence tax would discourage the buying up and partial mothballing of properties by those who only occasionally occupy residences in Powys. There is also a case for legislating to ring fence a certain proportion of existing housing stock for rental and resale to local people who contribute to local community life in Powys on a daily basis.
If [under NORMAL circumstances] those second homes aren't occupied for more than a few weeks of the year, those few weeks' local income from the visitors cannot possibly outweigh the lack of input

<p>for the rest of the year.</p> <p>In the case of a 'second' home, I believe that there should be a local tax of some description to counteract that lack of input; perhaps that should be calculated on the number of days NOT occupied per year.</p>
<p>We demolished a very old prefab bungalow, which had been in our family for 50 years, to replace it with a state of the art and fully environmental compliant house using local builders and suppliers. This put money into the local economy. We also spend in local shops, cafes and restaurants when we visit. We also contribute to the local cemetery, where our family are buried.</p>
<p>There is a shortage of housing in the area, people who work within the local community and have family in the area are unable to live here.</p> <p>This forces people away from the area and leaves the local economy struggling as houses are left empty for most part of the year.</p> <p>There is also the issue of second homes or holiday homes being left to go derelict and the owners do nothing as they don't have to pay council tax.</p>
<p>In our case it is entirely positive as the house would not now exist if we had not bought it over 20 years ago. When we bought it the house was derelict. Half of the roof was gone, there were nettles and thorns 3 feet high growing INSIDE the house. The front door was so swollen it was impossible to open it, but we still had access to the inside because there was no back door at all. It had been empty for over 10 years so the locals had had no shortage of opportunity to purchase or occupy it.</p> <p>We spent many years of work and lots of our hard-earned money to save this house - and that is what we did, we SAVED it. It is often said that people like us are preventing a local family from being housed. In our case this is a lie - the locals had shown only too plainly that they not interested in this house. We did not steal it from anybody.</p>
<p>Yes, they can accommodate tourists which will, undoubtedly bring in money to the area. However, you have to balance this against the pressure on the local housing market which this creates. Whether it's a local person buying up and letting a property or a person from a wealthier part of the country buying up as a second home/holiday let, this makes properties more expensive for young people from the area. This can drive people away from their home area (and family support network) purely because of economics and not because they want to move away. It doesn't have to be this way. If I had my way, buy to let mortgages would be banned too, but that's another issue.</p>
<p>Not there most of the time, so they don't contribute to the local economy if it was occupied all the time.</p>
<p>In our personal case we have significant links to the local community with who we maintain contact whilst not in residence.</p>
<p>Local people are priced out of the housing market. Being a rural area we are unable to compete with those in urban area who have better pay scales.</p>
<p>Too many holiday homes hollow out our towns and villages and impact our community life</p>
<p>We bought the cottage after it had been on the market for 18 months, as it is indeed of a full ground-up restoration. According to both the local estate agents and locals in the village, the property had been on the market due to it's small size and condition.</p> <p>All parts and materials were sourced locally and tradesmen within the village were used, helping with the local economy.</p>
<p>My family have lived at this property since 1891 as tenants and the owners.</p> <p>I inherited the property from my father in 2000.</p> <p>There have been including myself many generations born and living in this house.</p> <p>It is my home and my family's home for one hundred and thirty years.</p> <p>I left home in 1960 because there was little or no job opportunities for people such as myself.</p> <p>It took Richard Booth and tourism to start generate a vibrant economy allowing more young people to get work and afford to live in the area.</p> <p>My family and a few close family friends regularly come to Hay and use the local shops restaurants regularly.</p>

<p>I understand that this policy was first introduced in the belief that this would throw up more houses available for younger and first time buyers into the housing market. I asked a former chairman of Powys if there would there be a review on the success of this worthy intention, but he was unable to answer. I suggested that this was more of a revenue raising policy.</p>
<p>We have made an effort to become part of the local community. We frequently bring friends to the area which has had a positive impact on tourism. We buy all our food etc locally which helps the local economy. We always employ local tradespeople if any work is required. We have a strong bond with our immediate neighbours and always offer help if required, however we can. Even though we are not permanent residents we still feel great loyalty to the community.</p>
<p>Tourism is a major component of the economy in the Rhayader/LLandidloes area and we are a key component in providing accommodation for tourists. Penalising holiday lets is effectively a tourist tax.</p>
<p>Llanfyllin has a desperate need to encourage visitors to stay, rather than merely pass through on route to Llanrhaedr, Lake Vyrnwy, Bala and Snowdonia. We see Llanfyllin throughout the year and there is no evidence that empty properties abound.</p> <p>On a personal basis, we eat out locally virtually every day that we are in residence. We support local events, employ local traders for repairs and maintenance and shop in Llanfyllin or Welshpool. It is in our interests to maintain Llanfyllin as a vibrant town.</p> <p>Although Powys has a small population for its large area, communities are extremely diverse and to link the effect of periodically occupied properties in Llanfyllin to other areas such as Llandrindod Wells is not realistic.</p>
<p>Periodically occupied properties have a positive impact on tourism and on some local businesses but overall the effect is negative because the second homes market inflates local property prices and makes some properties unaffordable to local families. It also means that properties are empty for large parts of the year, which does not help the local economy.</p>
<p>Premium on council tax to be returned to the community rather than into Powys coffers.</p>
<p>Double the normal council tax for the property and give half to the community via the community council</p>
<p>Positive - they boost the economy as part time residents and visitors spend well. They are a minor drain on council spending.</p> <p>Negative - reduce the housing stock for local people.</p> <p>Neutral - property prices</p>
<p>Owners will have to increase prices or reduce availability to tourists to make more money to pay for the tax. This could result in less tourist spend elsewhere in the area</p>
<p>I don't know</p>
<p>Money is always spent locally - especially regular maintenance and supervision.</p>
<p>They should be charged extra rates and that money going to provide community benefitting, truly affordable community led housing for genuinely local people.</p> <p>The accommodation would remain in community ownership, offering a form of modern day alms house tenure and be managed by Community Land Trusts.</p> <p>The housing should be two bedroomed for starter homes and for people who want to downsize. Some people may want to downsize to such homes and if they purchase will only get whatever they originally paid. All equity going to generate more community benefit.</p> <p>This approach is in development in other Welsh authorities.</p>
<p>It brings people into the area. Tourism is a vital business in Powys.</p> <p>It also brings business to local tradesmen in terms of working on maintenance etc.</p>
<p>We spend loads of money, supporting the local economy.</p>
<p>See previous answer. We contribute c. £25,000 annually to the local economy plus capital costs spent on builders and trades of c. £250,000 over 20 years' ownership</p>
<p>POSITIVE Brings tourism to the area ,work to the local traders</p>
<p>Not all year-round input into the local economy, not supportive of local events</p>

<p>It obviously depends on where the properties are and how many there are of them. I use local contractors such as builders, handy men, agricultural contractors. The grandchildren have riding lessons at local riding schools and we use local farm shops and garden centres. Powys has been introduced to the extended family and friends who have grown to love the area. A week at the house has been a popular prize in charity auctions.</p>
<p>All depends on the circumstances of the owner of the property. In my case I am a paying member of Cradoc Golf Club and a paying Vice President member of Brecon Rugby Football Club. During my occupation of my bungalow I always support local retailers, butchers and Brecon market.</p>
<p>In our case, the property had been for sale for 12 months before we bought it. This gave us some comfort that we were not preventing someone local from buying it. We have contributed to the local economy by welcoming family and friends to stay and enjoy local amenities including shopping locally in Rhayader and visiting local attractions like the Elan Visitor Centre and the Red Kite Centre.</p>
<p>Tourism brings in increased revenue to the County and enables many in the rural community to diversify and enable younger people to have employment.</p>
<p>Increase the amount they pay for council tax</p>
<p>My family and I always shop locally not at the big supermarkets and have always supported local businesses and services both for the house, grounds and extensive woodlands. All managed by local companies and people.</p>
<p>By making letting easier. It is difficult / impossible to upgrade older/quirkier rural properties reasonably economically and without losing character.</p>
<p>Incentivise the owners to occupy them</p>
<p>Every property is different. Ours was converted from completely ruined farm buildings in the early 70s. It has no farming land and a domestic sized garden. It is also very remote and there are only 10 or so scattered properties in Capel-y-Ffin - and so there is very little work on offer other than from existing farms so we have not affected affordable housing stock. This community has benefited from the mix of local farmers and incomers who have preserved ruined dwellings and bring visitors to the valley - as well as regularly spending money in local towns - Hay on Wye and Abergavenny.</p>
<p>People are the lifeblood of any community, particularly those who are committed to the community and area. This tends to not be people using the property occasionally. I do not know how this negative effect can be minimised and therefore it should be taxed through the rates to provide a secondary positive effect for the community.</p>
<p>with out them some vilages will die and small vilage shops will disapear and pubs will close for ever villages are dieing now so where is the extre money going. it is not helping local people</p>
<p>Houses that are not lived in full time mean that people are not there spending money locally when unoccupied. Any extra income from the owners of these properties should benefit the local economy</p>
<p>People who rent or own holiday homes contribute a lot to the local economy, buying everything locally, eating out, visiting pubs and tourist facilities. The owners employ local people and use local businesses.</p>
<p>Local people can't afford houses Takes the community out of a place</p>
<p>A very generalised question. A distinction should be made between those properties that are located in a settlement and those in remote and isolated locations. The latter are less likely to impact upon the the need fro a local housing stock and if anything the opposite would fall into disrepair.</p>
<p>Periodically occupied property owners have a positive impact. They use local amenities and thereby contribute to the local economy. They interact with full time residents and thereby enrich social diversity</p>
<p>Hay is dependent upon tourism, we previously ran a B&B in town, it is a year round business and much of the local economy, even in winter, is dependent upon tourists being in town. A variety of of accommodation is necessary. The B&Bs and hotels provide a good number of beds per night. But, a</p>

lot of the holiday lets etc. provide accommodation that is cheaper for families with children (and more suitable if they are very young, and those with dogs.
Periodically occupied property owners put cash into both tourism and the local economy . This occurs through visiting/spending money in tourist attractions, local markets & cultural centers. Cash is also spent employing local craftsmen to repair and maintain properties, local food shopping, fuel and restaurants.
We spend our money locally we use local builders and services, we look after our garden, wildlife and are local volunteers.
other than properties offered for holiday accommodation, all other empty or occasionally occupied properties should be charged a significantly larger Council tax, say double.
There are many unoccupied properties throughout the county, we have bought the property back to life and invested in the housing stock. Also having a second home actually brings spend into local shops, we have only used local labour and supplies during the renovation. We have made great friends within the community and the only reason for not moving there full time is that we both help care our aged parents.
Because we also allow friends and family to use the property when they wish. Both they and us make use of the surrounding area and tourist attractions and bring money to the region footfall
Generally P.O.P.s generate additional income to the many small traders that are trying to make a living in what is a very sparsely populated area. Coastal resorts have a different issue to tackle with regard to this, but inland rural communities need as large a footfall as possible to survive
Pricing locals out of buying in their home towns/areas
Periodically occupied homes inflate house prices and restrict access to people who would want to live in the area permanently if they could afford to do so. If you have people active within the community permanently then they are more likely to support the economy as well as the general health and wellbeing of the local community. They are more likely to participate in the life of the community. The way to minimise the impact of this imbalance is to increase the economic penalty for keeping a second home and divert funds raised through this mechanism to community led housing that answers housing needs, builds strong cultural and community bonds across Powys, and leads to the creation of a more diverse enterprise culture that strategically makes the county less dependent on tourism. Powys could also champion community led housing by making sites available for below market rate to community groups in social value led projects. Bristol city council has policies that put community groups first. There is no reason that Powys County Council could not do this. The council could also strengthen its planning policies around community led housing, creating an assumption in favour, and prioritising alongside its commitments to social housing. It could also have a programme of education and training in cooperation with the Wales Cooperative Centre. There was a one year post for a Powys Cohousing Officer which was a great step but this was ended after a year. There are people with the skills to build this locally. In planning terms the council could support the development of additional units rather than taking housing stock out of circulation.
ther is a difference between holiday homes which can be used very infrequently and holiday lets which you hope would bring tourists to spend in local area
Periodically occupied properties can be a means of increasing tourism through their owners and their visiting guests. The local economy is aided by the payment of Council Tax by such properties, with far fewer demands being made on Council resources, such as rubbish collections. health care, etc. It is only fair that everyone should pay the standard rate of tax but the exorbitant increase in Tax Premium for the above properties seems an unjustifiable penalty and appears as pure greed and a money-making scam. I know of no other Council to be guilty of such unfairness and a large number even offer discounts for such properties! Certainly inherited properties, like mine, should be exempt from this Premium; we were not guilty of inflating the local housing market for one thing, and there is no scarcity of affordable living accommodation or space for building in the Ystradgynlais area.
Maent yn dod a pethau maent ei angen gyda nhw felly busnesau lleol dim yn elw

Mae ail gartrefi yn lladd ein cymunedau, gyda rhai pentrefi yn hanner gwag yn ystod y gaeaf. Mae hyn yn cael effaith ar gwasanaethau lleol fel ysgolion, meddygfeydd, siopau ac ati sy'n llai cynhaliadwy oherwydd yr effaith ar y poblogaeth. Mae ail gartrefi hefyd yn godi prisiau tai uwchben lefel fforddiadwy pobl lleol ac yn lleihau y stoc tai yn y sir. Mewn ardaloedd fel Dyffryn Dyfi, Dyffryn Banwy, Dyffryn Tanat ac ati meant yn cael effaith andwyol ar yr iaith Gymraeg, ein treftadaeth a'in ffordd o fyw. Maen nhw'n fel canser cyfalafiaeth yn ein cymunedau.

Gwneud yn siwr fod y mwyafrif o'r tai mewn un pentre neu cymdogaeth yn aros ar werth ar gyfer pobl lleol nid tai haf.

Mae ail gartrefi / tai haf / Air B&b yn lladd cymunedau, ac yn prisio trigolion lleol allan o'r farchnad.

Credaf y dylai'r preniwm gael ei godi i 100%.

Gallai Yr arian a godi'r fynd tuag at sicrhau cartrefi i bobl leol.

B4: What impact do you believe periodically occupied properties currently have on supporting a vibrant local community? - If you have answered 'negative', please tell us how this could be minimised:

Houses should be used as primary homes or as holiday lets (more than 200 days per year)
Same as above second homes are not a suitable option for small communities.
As above. Contribute next to nothing to economy. Especially is completely self catering.
Communities as I once knew them as a child are quickly disappearing. Houses can lay empty for the majority of the year with little contribution made to the community by the part time residents.
You can't, if they don't want to get involved they won't
Increasing the council tax on second home owners will either help increase PCC income or encourage second home owners to make their property available either through sale or letting. This presents an opportunity for someone more engaged in the community to live in the property.
The village feels like a 'ghost town' when these properties are vacant for large periods of time over the year. Discourage the second home practice, and allow local families to take up residence all through the year.
Prevents local people from building better communities if the properties are empty for long periods.
Less people able to live in the town supporting local shops, schools, facilities.
As above; financial disincentives would at least give the council revenue to spend on mitigations at a community level.
atal teuluoedd rhag byw yma mewn cartrefi
It means that house prices are too high for local people. Young people would have to move away to afford somewhere to live. It means that the Welsh speaking communities suffer
The council tax on these properties could be used to make improvements in the local community for the convenience of permanent residents who contribute to their communities. It could also be used to subsidise affordable homes for young people in the communities. This would allow young families to live in the area and thus supporting a vibrant local community.
As above these types of properties kill a vibrant local community
Less of them. Local income tax to replace rates based on value.
Reduce the number of periodically occupied houses.
It can't. Tourists don't take part in the local community.
Again, those who are only here periodically engage less with the local community, coming in and out in their own bubbles. It decreases the proportion of dwellings occupied by local people, which in turn leads to less vibrant communities, as the youth of the county migrate elsewhere for better opportunities.
I believe there should be a maximum percentage/ratio of properties within a village /community that can be sold /used as second homes /holiday lets.
The same as my answer above, they are not in their unoccupied homes long enough to support any community
If people want to join our community then great however largely unoccupied second homes or homes converted into holiday let properties that aren't fully utilised are a huge drain on our area and maintaining a full and vibrant community within it.
Those already regularly resident should be given preference in the local housing market. Awareness campaigns should be undertaken on themes such as local history and traditions, the Welsh language, and the issues and difficulties faced by local communities so that owners of periodically-owned properties are aware that these areas are communities (or, for example, that they once were) not merely tourist destination, as well as making them consider their own actions and the impact these have on their sometime neighbours.
Reducing their numbers

They make housing unaffordable time local wagers and decrease the already scarce available housing for families
A ban on the purchase of second homes and a ban on the use of a property unless the owner also lives in the same locality
There is a lack of decent housing for local people and people who aren't living in a property aren't supporting local schools, businesses etc.
Vibrant local communities are not made up of tourists and visitors.
Houses need to be occupied. It is a nonsense that the young and the poor are forced from their communities by house price rise. Holiday homes push up prices in areas where homes are needed by the community
I dont think people who come on holiday necessarily leave the place in a good way-
I know from anecdotal experience and wider reporting that there is an increasing number of people seeking second homes for to the rise in home working and escaping covid hotspots. This is concerning as there is a chronic shortage of homes in Wales and especially affordable homes in Powys. It is also concerning that once the pandemic has calmed with a vaccine rollout, what will happen to the second home? Considering the rising poverty level this will only further the challenges faced by our local communities and our young people who wish to stay in the area to further develop the local community, economy and wider green industries. I believe the 200% charge will begin to help discourage unreasonable and unnecessary purchases of properties, perhaps with a clause for a discount if the owner is present for over 2/3 of the year.
AGAIN THING OF YOUNG PERSONS WHO DO NOT HAVE ALL FINANCIAL SUPPORT TO CARRY OUT RENOVATION WORK IN SHORT TIME
They push house prices up and are not part of the year round community.
Less contribution to the community to the land and to the economy.
As above. Limit numbers of second home owners. Charge highest possible council taxes to paut something back into the community. To create vibrant communities, residents must live locally full time. Visitors have no investment in contributing to communities they only visit. They do not volunteer, they do not fight to save services. They do not help out in schools, churches, community centres. These owners do not have children in local schools, so numbers drop, some schools even close.
Tax increase. Locals don't have houses to live in or afford them.
If you are not living in the home full time then how are you even part of the community if you're not supporting local business 52 weeks a year or sending your children to the local school?
Don't let them buy in the first place. Our holiday home owners are unpleasant and cause constant friction.
As above. A holiday let that is in continual use adds to the local economy - those that sit empty most of the year add nothing.
Get rid of periodically occupied properties
Second Homes add very little to the local community
Increasing council tax on POP to 100%
Make it law to prevent periodically occupied property owners to change Welsh property names into English. It's killing our language and our heritage and therefore not supporting our vibrant local communities.
There is no vibrant local economy. Seasonal visitors could hrlp somewhat but not as much as local residents
As above plus support for younger local residents to get on property ladder
Limiting profitability would encourage more houses on to the market to supply local need
If council tax was replaced by a local income tax then the high earners could at least subsidise the less well off , especially as they tend to use roads more as they tour looking for so called Attractions. Have you any idea how annoying it is to be viewed as an Attraction rather than a small local business?

Local homes for local people, rock 2nd home owners being nothing to the community at all. It's nice to have neighbours and if not neighbours at least something to add to the local economy
By ensuring that the property is fully occupied by someone living and working in the area, and preferably with some empathy and a grasp of the language and culture of the country in which they are living.
See answer above. Ensuring more affordable housing for young families would help. Limiting the number of second homes in any area also.
Some extra revenue is gained by second home owners when in residence but not much. Most of the money goes to big chains like Tesco, Aldi, Gregg's and Costa and not independent retailers. If these homes were occupied all year, the benefit to the local economy would be all year too.
Reducing numbers of holiday homes. Requiring holiday homes / second homes to be rented out very cheaply to people who live here for most of the year. Banning second homes in areas where they are a particular problem.
Less customers for local services and shops. Less people taking part in the local community. Less people speaking Welsh
A community of empty shells can't be vibrant
Use planning rules to restrict the percentage of POPs in a community. Remove the 'register as a business' loophole Increase the Council Tax premium further - 200-300%
200% Council Tax
Refer to previous answer.
By making such properties unaffordable/unattractive to maintain as such properties.
See previous answer. Some resentment has been created by what locals describe as "blow-ins" whereby people do not contribute to the life of a town.
Nothing on a long-term/ regular basis, but occupants are often from high income brackets/ retired and therefore have a greater disposable income.
They come & go & just keep themselves to themselves They push house prices up so shd be a significant tax for their part time use levied
See the above comment about the detrimental effect on the housing market and, in turn, local community.
The house prices are pushed up and houses are often only occupied for short periods. Therefore contributing to local economy very slightly especially out of season. They do not become a part of the community or contribute
As above, plus increasing to de-incentivise (rather than lowering) taxes on second homes.
They don't support the town there empty most of the year, I live next door to one and it's a waste of a house
Put occupancy restrictions on all house sales. Invest money in the local economy and sustainable projects to promote life in Powys.
As mentioned above lower paid inhabitants born into an area cannot afford to live in the community . Therefore council tax should be at least doubled and contribute to affordable housing provision
Less holiday homes, more residents full time, more people contributing to the local community.
The home owners are only here for a few weeks of the year
its pretty good for the economy clearly to have lots of tourists visit and keeps our pubs and hospitality businesses going but it needs the infrastructure investment to support it as we see with Pen y Fan and Pystell Rhaedyer and other hot spot attractions there is spillover from the sites creating extra litter/parking /amenity issues for the residents, and environmental impact which is spoiling the very thing they are coming to see, a pristine natural environment, there needs to be a windfall benefit for these communities and an investment in the underlying infrastructure (parking, bins, toilets) if we

want hundreds of people to visit mid wales, the profits need to be reinvested back into those areas and there needs to be more money for cleansing, highways, etc
Set tax rates to discourage non-resident ownership and hopefully keep prices within reach of local buyers.
Visible indicator of the level of wealth inequality - the haves and have nots. Less population to support any sense of community- demonstrated by Powys' population turnover.
Less housing for permanent residents - a smaller community supports less services and activities. There should be a cap on the number of periodically owned properties and other measures such as houses only sold to residents etc.
It depends on the owner. If like us they employ local trades, shop at local stores, take part in local events and support local community groups.....it's all positive. Oh, and let's not forget the 50% uplift in Council tax, full contribution to Council fixed cost services and low consumption of variable cost services provided by the Council. All in all you do pretty well out of us so far, disproportionately well I'd say.
See response above.
I am considered a "local", because I am local. If my property came on the market it would be hoovered up by one of the local professional landlord families, added to their extensive portfolios and then let out at what I would consider to be high rents given the employment status of the local area.
I don't have a periodically occupied home. Our situation is quite different.
Such properties are particularly likely to be used by people attracted to local attractions and events such as the Theatr Brecheiniog and the Brecon Baroque festival and thus bring in much valued "discretionary" spending to the community.
It depends on where they are.
I have made links within the community and feel this is of mutual benefit to all involved.
Those who can afford a second home in Powys should pay twice the Council Tax genuine residents have to in order to go some way to reduce negative impacts - and the validity of claims of residency should be checked where there is any uncertainty. PCC should seek to set up an estate of rural houses that are likely to otherwise be purchased as second homes (or Air B&Bs etc) in order to rent these to Powys residents, rather than only seeing the building of ever more modern housing developments on the outskirts of villages and towns as the only solution.
I believe that the main negative impact is on the availability of affordable housing locally and this comes primarily from holiday lets which pay no council tax rather than people who live in the area part time, many of whom, like us, are deeply involved in the community even if circumstances mean they are not able to live there all the time (especially at the moment!). Our house has been in periodic occupation since about 1970 and is one of only a few such in the village, whereas more recently several houses which might have been suitable for local families have become holiday lets. This appears to me, anecdotally, to be a growing trend. Increasing the council tax surplus will penalise people such as us, but it's main effect will be to make some owners of periodically occupied homes re-classify them as holiday lets (operating for the minimum period), meaning council revenue will not increase significantly - it will just fall more heavily on some people (most likely those people who use their houses themselves more). The construction of genuinely affordable housing with part ownership or ownership covenants would actually address the issue much better than penalising some part-time residents. Planning policy is not strong enough in this regard, and in our village (much within the National Park) the local plans are too restrictive in this regard.
These questions are not straightforward and therefore hard to answer. I have owned our property since 1979. It was not fit for permanent living at that time. I have benefited the local community by employing builders. As far as I can see it I have saved an ancient cottage from dereliction thus preserving Welsh heritage. There are many derelict cottages in our valley.

<p>POSITIVEeven though our property is periodically unoccupied we have lots of involvement with the village and get involved with the local community and happy to support any events which we often do,</p>
<p>Charge higher tax all year round on these second homes</p>
<p>We have many local friends and relations with whom we keep in contact. We attend events like local concerts when we can.</p>
<p>If properties are rented out it means that there is work for the locals - our property is remote so it is only locals who we would employ. We have had a lot of work done on our property - all by local tradesmen</p>
<p>As already noted, I and many other 'second home owners' support a range of local organisations-as Patrons/charity Trustees etc- and this mix and sharing of skills and experience (in most cases, including mine, on a 100% pro bono basis) contributes to a lively and thriving local community running a range of events catering for all interests.</p> <p>They also employ local craftsmen, from builders to gardeners and in my case, my land is used without charge by a local farmer.</p>
<p>We have formed many close friendships within the local community since 1964, when my parents bought the cottage.</p>
<p>Positive: engaging in the community, joining local groups, supporting neighbours, employing local tradespeople, buying locally, using public transport, visiting tourist attractions, using local services</p>
<p>Bringing in Tourism and new people to the area</p>
<p>See earlier reply.</p> <p>The council needs to consider the positive impact of people like me who are members of choirs, orchestras and other local activities and give of our time on committees to make them work. We make an effort to get involved. I am part of the group developing (pre Covid - now on hold) our Llangynidr village Place Plan. I chair the local garden show committee - weeks of work to ensure that 700+ entries are successfully displayed, judged etc. All of this time is pro bono.</p> <p>What does it then matter that I travel away for work and own a property in London?</p>
<p>We use the shops , the tourist sites and businesses in the town.</p>
<p>I visit my house 2 or three times each week. I make contact with my older neighbours and support them as needed.</p>
<p>Please see above comment. Regarding the following question the Council must do as it thinks fit. I have given no comment to the following questions because I lack the necessary information to make a judgement.</p>
<p>POSITIVE - Creates work for local people in terms of managing & cleaning properties and also putting money into local shops</p>
<p>Again I have not answered in the negative but I believe my views are no less important! I believe that gradual population drain and loss of economic opportunities is more nuanced in Powys than a simple idea that incomers are taking homes and not contributing to local life. There is no single cause. We maintain a close interest with the local area having considered ourselves to be a part of it for over 40 years, even though this is not our main home. The increase in social media and internet has only increased the ability to participate all year round. I am half Welsh and have a huge appreciation for local history and culture. We have friends and contacts in the area and contribute when and where we can to local events and cultural activities. While we and our guests benefit from visiting the area, local communities also benefit from communicating with people from elsewhere and those visitors gain an appreciation of Welsh culture and history. In our interactions with local friends, contractors and business owners, there is an exchange of culture and ideas that would not take place otherwise. Our economic contribution to the area ensures that local community activities such as community cinemas, farmers markets, the Royal Welsh Show, local leisure facilities etc, are viable.</p>
<p>Developing interesting job prospects for young people in the communities</p>
<p>These questions are difficult because we are perhaps unusual. We have two homes of which our house in Hay is one, we are fully integrated members of the community and I believe enhance it.</p>

<p>However I acknowledge that it is different in the case of cottages that are let short term although I do think the tenants add to the interest and diversity of the community.</p>
<p>Unsure what you mean by a vibrant local community. My property is isolated and not any local town halls or community.</p>
<p>It all depends on the proportion of periodically occupied properties there are.</p>
<p>Still don't know</p>
<p>Holiday lets - positive. Second homes - depends on how frequently they are occupied but generally negative.</p>
<p>Encourage people to come to our area</p>
<p>When we are there we fully support the local businesses</p>
<p>Houses that would not attract locals are at least occupied .. and often renovated. In remote areas of Powys there is a lack of schools, public transport and entertainment, that are needed by permanent residents, especially young families. A further deterrent is the poor access to internet. Alternative permanent occupants would be incoming retirees.</p>
<p>houses that are empty most of the time do not allow a strong and vibrant community to form as they rise the house prices locally, and push a local economy to cater for short term residence and not for the permanent residents.</p>
<p>As above. Tourists bring money in to the local economy. If it is as easy as possible for people to come and visit wales, then more money will follow as their family and friends come down. We have several of our families and freinds who go to the cottage without us there because they love the ease and the country.</p>
<p>I provide local employment.</p>
<p>Holiday houses that are empty most of the time, with visiting residents who have little connection to the community or the locality, does not make for the fabric of a vibrant local community.</p>
<p>Goodness these are loaded questions! As per my answers above, I am aware that there is a balance but where we are, just outside Hay on Wye, I would say that the balance is not too bad. There are new affordable homes being built, Hay itself is heavily reliant on tourism (I have come to know many local business owners). The diaspora that Hay as created is an interesting one with knock on effects for places like Talgarth and of course the Book Festival has led to other musical festivals etc. Without a holiday let market there simply would not be the infrastructure to support the numbers who come in. So as with so many things it is a balance.</p>
<p>We use restaurants, cafes, bars, pubs, golf clubs-probably more than the permanent residents. Friends visiting us use leisure facilities that locals do not.</p>
<p>I have maintained a boat on the Mon & Brec canal for 30+ years and am currently Chair of the Llangattock Boat Club which has members from both local residents and from afar in both Wales and England. We work with CRT, Parish Council, and Welsh authorities to maximise the value of the canal to the community and wider interests of the national Park. I contribute financially and in time to the life of the community in Llangattock through the local history society, and the parish council . I am a shareholder in and member of the Llangattock Green Valleys Association and have a substantial investment in the local alternative power scheme. Many of my fellow "second homers" make strong contributions to the local community and to local cultural life. There is of course, a delicate balance to be maintained between the interests of those who live there full time as opposed to temporary residents, whilst also acknowledging that the latter more than pay their way, and have every right to a view.</p>
<p>Support for All year round attraction of visitors</p>
<p>although we do not live in Brecon we have engaged local electrician, decking builder, and regularly use the local restaurants and shops when we are there. We believe in local sustainability</p>
<p>New ideas and energy but less investment</p>
<p>We've been part of the local community for over a century. Attending local churches, shopping in local shops, employing the same local builders for over 50 years.</p>

<p>Many owners have had their properties for years and are well assimilated in the community.</p>
<p>If you are an active member of your community and have a good relationship with your neighbours then it does not matter if you live in the community periodically or on a full time basis. I actively input financially into the local community employing local tradesman, purchasing local produce and general household maintenance. I pay my household bills timely and have began to restore my cottage which was currently in a poor state of repair to a beautiful weavers cottage.</p>
<p>Our cottage was occupied for 100 nights in 2019-20, or 247 person-nights. Assuming a very modest spend of £15 per person per day in the local area, that equates to £3705 per year. We don't think there is any negative impact from use of our cottage on this basis, but local impacts could be improved further by encouraging local services, attractions and community events (such as festivals) that will bring people into the area.</p>
<p>Vibrant ? These isolated rural communities have been shrinking since before the Second World War and the cause has nothing to do with second homes and everything to do with the mechanisation of agriculture. School, Chapel and Pub have all closed the last forty years - we have been here thirty]. As with the previous answer we participate in such activity as there is.</p>
<p>Although we can only periodically occupy, we take part in the local community as much as we can when we are there, and by virtual means when we are not (online, social media etc)</p>
<p>It can be all three depending on the interaction of the second home owners. I cannot comment on how others interact but we have always tried to support the Christmas fair and the carnival weekend, we support the pop up street cake stalls, we shop in the local stores and we follow the facebook page. We encourage and meet up with others who stay in the area for holidays.</p>
<p>Obviously one has to take into account the impact of COVID-19 on the ability of all parties to enjoy the delights of Crickhowell. I pay the 150% tax but this present year has meant that my family and I have spent less time in Crickhowell because of the epidemic and the limitations on travel. This was not good for Crickhowell, but one has to understand that the present crisis has made everyone make adjustments to the reality of the epidemic.</p>
<p>People would shop locally and also visit the local areas You need to research your clientelle, If you have inherited your family home and you work and live away and it is underused this is your buissness and not a way of making people suffer high bills as some of these areas have poor local facilities and keep your nose out you are just making money on their back and it is disgracefull. I am ashamed to be welsh when I see whats going on.</p>
<p>As above, contribute detrimentally to people who live iand work in area and can't afford to buy a home</p>
<p>It undermines and disrupts community cohesion.</p>
<p>I feel that It is positive although I do not use it as much as I did but have had the cottage for around 45 years and attended many local events and travelled from it to other local activities with the family.</p>
<p>This depends on the proportion of periodically occupied houses in the area. It is important that local people are not priced out of an area. Paying the premium council tax helps to control the numbers, increasing it further would seem to be overly punitive</p>
<p>Positive: engaging in the community, joining local groups, supporting neighbours, employing local trades people, buying locally, using local transport, visiting tourist attractions and using local services.</p>
<p>When we visit, we spend a lot of time visiting places and spending money in cafes, farm shops and tourist destinations. We always support local businesses.</p>
<p>Rural populations are aging and isolation and loneliness is a growing problem. Rural communities are dying due to the lack of housing for the young and lower paid. Schools, shops, pubs, etc are all closing. There is a need for policy to encourage sustainable rural communities.</p>
<p>second home schemes that provide low rent housing for people in the local community in need for part of the year.</p>

<p>We and others who have stayed in (totally rent-free, as already explained) have greatly enjoyed participating in Crickhowell life.</p> <p>Where else do you get pork pies like those made at Cashell's butchers, or fruit pies from the Crick bakery? Formerly Askews and now Maiflour.</p>
<p>A/A</p> <p>This is a huge question, every property is used differently. In my area some are used by their owners very occasionally and do little for the area, others are rented out to tourists who bring all their food etc and also do little for the area, others are rented to tourists who do a lot and really bring some vibrancy to the area.</p>
<p>In addition to my answer below, we would like you to treat our cottage as part of our main home as it is no longer a holiday home, but part of our main home. We will be dividing our time between our two Powys properties.</p>
<p>Why is there no box to expand upon the impact of periodically occupied properties if the view is that that impact on the local community is positive?</p>
<p>We do our best to support the village. We employ people to work on the cottage and its grounds. We shop locally when we can. We and our guests visit the local pub - we are probably its longest lasting customers since its reopening in 2009. And I organise annual fund raising walks for the Friends of Llangunllo Church, light heartedly called Llangunllo Festival of Walks. Have been doing this since 2014.</p>
<p>Again, there are bound to be differences in different areas and this issue should not be generalised.</p>
<p>A vibrant local community exists only when it's population is rooted. Overly transient populations lead to unstable and unpredictable job creation, those jobs often being low paid and low skilled. Local services such as village shops, pubs, schools and health services often become unsustainable in areas where populations fluctuate and where a high proportion of housing is occupied occasionally or rented out to holiday makers. Towns and villages that are occupied seasonally can produce a siege mentality in residents who live there all year round and this does not lead to a vibrant community. Second home owners often push up the price of residences making it unaffordable for those who hope to live and work there permanently to settle.</p>
<p>A HEFTY "COMMUNITY council tax" on top of any rates they're already paying.</p>
<p>I can understand local residents feeling this could be negative, but I myself feel differently as I support and enjoy local activities now and plan to be involved in the local community in a positive way. I have been and will continue to use current tradesman to do jobs for me on my property.</p>
<p>You really should be asking "why" for all answers and then asking additionally for any ideas!</p>
<p>Comments as above</p>
<p>They are not working within the community and don't support local businesses such as local independent retailers.</p>
<p>If the usual experience is anything like ours the impact is certainly positive. We are down here periodically, paying taxes, spending money in the local shops and restaurants and generally, while we are here, behaving like decent and productive citizens. Rather preferable, I think, to having nobody represent the empty shell the house would now be had we not bought it.</p>
<p>Its possible that the impact is negative, but there are positives. When people stay they tend to spend in local shops, takeaways and pubs. I have looked through the recycling and it bears that out to a high degree. i think that being part of the community when we are there is important. And that means attending events, spending in pubs and shops, and employing local people for work that is required on the house.</p>
<p>Some occupiers just stay in their second homes and do not participate in community lifeother than walking their dogs !!</p>
<p>See previous answer. I think what is proposed is a good step forward but I would prefer the rate to be higher than an extra 100% to really deter properties being used for income generation when they could provide a home.</p> <p>Every deterrence to multi- home ownership should be used if we want to deal with the issue of homelessness. The only people, I believe, who should be able to rent out homes should be the public</p>

sector whose driver should be to provide a home for the people they care for. Not for someone to generate a profit/income. This wouldn't be popular, naturally, but a lot of things which are the right thing to do are not popular. (e.g. GP opposition to the establishment of the NHS)
They stop local people from owning their own house. Also puts prices up for houses as we have a shortage in some rural areas
By increasing council tax to discourage occupation of second homes.
In our personal case we have significant links to the local community with who we maintain contact whilst not in residence.
The should be a certain percentage of occupied houses in each area. A small percentage only should be periodically occupied.
Too many hollow out communities, raise house prices and lower availability of housing for people who want to live here permanently
As we shop locally using independent stores and amenities. We have also been involved in activities in the village and local areas and actively seek out local fairs etc to support the local economy.
Many of our friends, having visited our second home, have then gone on to rent holiday homes in the area, which has supported the local economy. We have always supported local events such as the Hay Literary Festival, The Royal Welsh Show and local agricultural shows. We have brought other guests to these events which have boosted the local economy.
Increase council taxes on POPs so that they contribute more locally to make up for the negative effect on local communities of properties being left empty for large parts of the year.
Support for community hubs and encouragement for thriving holiday lets to encourage more occupation to invite more people into the area
They have the effect of increasing house prices and also prevent local people living in their own area. This needs to be countered by imposing a levy on second home buyers in order to provide homes for for locals.
Remove housing stock for local people or people who want to move to the area permanently and so reduce the number of people living in the community that can contribute to it. Periodically occupied properties are dead for most o& the year.
As owners of a periodically occupied property we think we do indeed support our local community, We are members of the Stewardship scheme for our local church, we support Shakespeare Link. We show our love of Wales and its beautiful countryside and wildlife by being members of Radnorshire and Brecknock (now incorporated into SW Wales) Wildlife Trusts and we are also members of the very local Rhayader by Nature. All our wildlife sightings are reported to the county schemes thus helping to provide the necessary data to protect Welsh wildlife. All local authorities have a statutory duty to protect biodiversity and must use this natural history database to achieve this aim .
In my case the property is so remote that it will make little difference
Extra Rates
Visitors attend local events and venues.
We are welcomed in Brecon and support the local community financially plus bringing guests to stay with us who do likewise
It would help our small community if people supported our local shop, pub etc instead of bring their own supplies.
Our property is in a very rural area. We support local events and in particular assist an elderly neighbour with transport. We also only employ local tradespeople and buy at shops.
Limit number of holiday homes where it becomes too large a proportion.
Depends how often here but families locally can't afford homes
Incentivise the owners to occupy them
They also generate local jobs -laundry, cleaning, maintenance as well as using local amenities/businesses including shops, restaurant and pubs as well visitor attractions - a very positive influence on the local community as they foster jobs and the economy.

We have been part of the community there for 17 years and for many of those, hosted the local Christmas party to bring everyone together. We also supported the local pantomime and helped neighbours in any way we could, as so many in the community do.
see answer above.
with out them vilages will die i have been comming to the house foe over 40 years the village has changed the village sprit is gone it did have a local quire made up of of local people now gone it had 4local shops gone there was a local school gone i allways supported local people in my village
Part time residents do not contribute to local communities in the same way as full time residents. Support should be provided to local communities to help them come together.
The people who only live in places periodically aren't invested in the community
Again the location makes a diffrence. Clearly if the property is used infrequently you are not supporting the community but if used on regualr basis and over a significant period of time then you are part of the community., or at least one facet of it. Over fifty years of being involved I have grown up with a community known people when they wer young and now becoming old an inform. There is an empathy.
Positive impact because users of periodically occupied properties tend to be present during weekends and holidays when community activity tends to occur.
I think that in some situations periodically occupied properties can have a negative impact. But, in Powys I think that they are fundamentally a positive. Hay is vibrant because of the mix of people that are there, and even where properties are only periodically occupied, those people often contribute to the community, especially to the economy. The visitors will make use of many of the pubs and restaurants on their time in town, providing a buzz throughout the year. Most of the pubs and restaurants in Hay would not survive without significant Numbers of visitors.
Periodically occupied property owners support their local communities through attending local church services, pubs, restaurants, amateur and professional local artists and performers.
We have got a property that is not likely to be wanted by others as it is old and hard to maintain. We do a lot in the community as we chose to live here. My family came from Wales so I give back what I can for them. We are not cash cows to pay for Covid.
properties used for holiday accommodation bring economic benefits. Excluding those, other properties are often a blight. There are 3 'empty' dwellings not used for holiday accommodation in this community of 25 dwellings. Through financial penalties they should be 'recycled' into the occupied sector.
We have made great friends within the community and the only reason for not moving there full time is that we both help care our aged parents. How can improving and maintaining a property be negative when there was no local interest in the property before we bought it?
By linking periodic occupation to vibrant local events such as the Hay Festival
Let them out with concessions for local families/people who are experiencing financial hardship
Our particular property is not within a village, but we might be able to contribute more if we made more contact with local organisations and made ourselves better informed.
I have answered some of this above but just to add that visitors to periodically occupied homes rarely make an outstanding contribution to the local community. If fewer and fewer houses are available to people who are permanent residents then communities are bound to do less well.
DWI ddim yn credu ei bont yn cefnogi busnesau lleol
Fel uchod, mae cael nifer uchel o dai gwag am hanner y flwyddyn (o leiaf) yn bygwth siopau a gwasanaethau lleol gyda diffyg cwsmeriaid.
Cymaint gwell fyddai os fyddai pobl yn byw yno yn barhaus.
Mae economi leol fyrlymus yn golygu ei bod yn parhau drwy'r flwyddyn, nid dim ond o bryd i'w gilydd. Er mwyn cynnal economi leol fyrlymus drwy'r flwyddyn, mae angen i bobol fyw mewn tai drwy'r flwyddyn.
Gweler uchod.

B5: What impact, if any, do you think increasing the Council Tax premium would have on number of periodically occupied properties within Powys? - If you have answered 'negative', please tell us how this could be minimised:

The property we purchased was on the market for 2 years, had the levy had been 100% we would not have purchased and it would have remained empty.
A negative effect would be good- it would minimise the number- your question is poorly worded
Powys needs tourism to grow Increased taxation will result in costs being transferred to customers Out pricing the area and risking tourism going elsewhere in UK
Taxing people that can afford a second home (the rich) will help you as a local authority to reduce the tax for people who have their primary and sole occupancy home.
Ambiguously worded question. I'm assuming positive in this case would mean that property's are potentially made available to the market.
Holiday homes bring in necessary tourists and income to the local community. They are more likely to use the high street and individual business than a lot of the locals who never set foot on the high street.
I don't think it will put people off from having second properties that sit idle.
Older properties would be left abandoned, unimproved and unattractive to potential investment in the region.
presumably you mean negative as in a decrease in their number as opposed to whether the impact on the community is positive or negative?! I would hope the number of holiday homes would go down over time as a result. There is a real risk that as other councils do this, the problem of holiday homes will be exacerbated in Powys as it starts to look more affordable than neighbouring counties.
May be that some are sold/rented
Ileihau y nifer o dai haf yma
I doubt it would have any impact on the number of periodically occupied properties within Powys. Most of the people who own these periodically occupied properties can well afford a rise in Council tax. The extra money would be well accepted by the local council who are continually closing facilities as they claim they have to make cuts in their budgets.
Brings more money in. Might encourage owners to use properties more fully. Win win situation.
It would decrease the number of periodically occupied properties, which is a good thing.
In the grand scheme of things, Council tax is a relatively modest expenditure. If people can afford second homes, this will not affect them drastically, although doubtless there will be complaints. However, Powys council should be a council for the people of Powys. If the number of periodically occupied properties decreased marginally as a result, this would not be to the detriment of the county or those living here.
I think you will drive away people who have often become part of the community and bring money to the area.
The increase will only encourage people with the ability to have a second home to offer the asking price of a property. This increase will not drive the price down. This increase in price will provide the money needed to support new housing. Millions is required
Powys desperately needs extra funding, & this is a very uncomplicated way of achieving it.
It may work in a number of ways... Firstly encourage owners to ensure higher occupancy rates to boost tourism in the area throughout the year which will mitigate the reduction in housing stock Where occupancy isn't increased improve council revenues to support providing suitable and affording housing stock.

<p>Encourage second home owners to make their second homes primary places of residence and join more fully into our communities.</p> <p>Bring the cost of properties down accross the county making them more affordable to live in rather than the tourist/ second homes market inflating prices</p>
<p>It would deter people from buying a second home in our communities which would reduce visits from tourism. Tourism brings in vital money to our rural communities. Yet, anyone running a holiday let or even wanting a second home to visit throughout the year are being painted as villains. The negative and frankly vicious diatribe against tourists during this pandemic only highlights the negative way Powys views 'outsiders. Do you want tourism or not. We as a family stay in Holiday homes throughout the UK and would not like to be made to feel unwelcome. Wake up to the benefits of tourism and stop being so insular. I am a lifelong resident of Brecon.</p>
<p>It will depress the market further. The premium should be abolished all together.</p>
<p>If you can afford a second home, you can afford toe pay a premium on your council tax</p>
<p>For those that can afford it, the extra income to Powys cc would help county residents. For those that can't, it means an extra house on the market for locals. All holiday homes that go up for sale should have a caveat that they are for sale to the local community for a year, then remove the caveat if it hasn't sold by then.</p>
<p>There shouldn't be a monetary issue if the owner can afford a second home. This will encourage the owner to consider spending more time in there home to invest in the local area. If the property is only periodically occupied for other reasons, then the owner should still be responsible for paying the increased charge.</p>
<p>AGAIN ONLY CAUSING HARDSHIP FOR PEOPLE THAT ARE TRYING HARD TO REBUILD RUN DOWN PROPERTIES</p>
<p>I hope that people won't be able to afford the increase and would sell their house or perhaps consider renting it out for the time they aren't there.</p> <p>But perhaps negative reinforcement isn't the way to bring about behaviour change! How about support in converting residential properties to letting standards?</p>
<p>There is no way this negative effect could be minimised. Owners of such properties use local tradespeople for maintenance and upkeep of their property, shop locally and use the areas restaurants and cafes . Local people are generally in low paid employment and in the current circumstances will be unable to spend more to make up for the shortfall local businesses will suffer in consequence.</p>
<p>By not increasing it</p>
<p>Leave it as it is ot better still, revert to same cost as an occupied property. Holiday homes don't add to PCC service demand, it's just being greedy and portrays our community in a bad light.</p>
<p>Owners may decide to sell property increasing the supply to properties for sale with the potential that they are available to permanent residents</p>
<p>It will devalue property and discourage people from buying second homes. Totally unfair as second home users do not use powys council services as much as full time only home residents.</p>
<p>Positive in that it would decrease the number of periodically occupied properties and increase occupation - possibly as holiday lets but preferably as permanently occupied homes.</p>
<p>Reducing or keeping the current council tax rate</p>
<p>Probably would help but I don't think this measure on its own would solve the problem. Wales is fast becoming the playground of the rich - the extra they would have to pay for increase in council tax unlikely to be a game changer.</p>
<p>Hopefully it would put some people off buying as a holiday home. This would mean house prices would stabilise and local people would be able to afford them.</p>
<p>This would reduce the number of second homes</p>
<p>I assume by negative you mean the number would go down, which I'd see as positive</p>

<p>The last thing Powys needs at this point is to be seen as hostile to investment into the County Second home owners and those looking to invest in holiday rentals will be deterred from considering Powys.</p>
<p>They are already faced with a higher level of stamp duty when compared to neighbouring English counties, and the supplementary Council tax makes the County look very hostile to investment</p>
<p>Either increased revenue for local communities and/or releasing properties onto the open market</p>
<p>Make owners question whether they really need another home</p>
<p>Needs to be decreased as it's crippling owners. Once agency fees, insurance and council tax is paid, I hardly make any money as it's an old cottage.</p>
<p>We need to encourage tourism in the countryside. Coupled with the effects of Covid all this policy does is reinforce the view that we don't want you to come and visit this part of Wales and we are going to penalize you if you do because owners will have to pass these costs on.</p>
<p>As a popular tourist town there would be little impact.</p>
<p>Hopefully it would reduce the quantity</p>
<p>it seems rather unfair in that people in these properties use council facilities far less and yet have to pay more. I would guess that most of these second homes are probably out of the reach of any first time buyer</p>
<p>No impact at all. Tax on unearned income - eg rent should be at 90% - that may then reduce their number. And an outright ban on second homes where there is any housing need identified. This would follow principles and objective of SMNR.</p>
<p>Leave the Council Tax unchanged! Otherwise, some second homeowners are liable to give up their properties and holiday elsewhere This will result in a loss of revenue for local businesses because the people who might subsequently occupy the properties will already be locals, and their spending habits will not change.</p>
<p>This is just a devastating time to put more economic pressure on people who are simultaneously shouldering unforeseen caregiving responsibilities and economic hardship. I can't speak for other properties or areas, but I know for me, it would force me to find tenants and create a revolving door of new faces within the community - which at this time, during a pandemic, seems like an unnecessary risk to health and safety.</p>
<p>A small increase might be seen as a sensible revenue generator. a large one might put holiday home owners off the idea. Young locals can't afford their homes anyway!</p>
<p>Leave the premium at 50%</p>
<p>Periodically occupied properties make far less use of the Council and its services. It is morally wrong to charge more Council Tax on them. These properties are, in general, in rural locations and are used as holiday homes (either commercially or for families who own them); they bring in high-spending tourists to the area and are an unambiguous positive input into the local economy. My own cottage guests support local pubs, local restaurants, local shops, and local attractions. If it were added to the local housing stock for long-term rental, it is extremely unlikely that it would be anywhere near as desirable as a home, so it would be unlikely to be occupied all the time; coupled with this, long-term residents would be a far larger burden on Council resources than the current temporary tourists.</p>
<p>In respect of ours, we will move to the property at the earliest opportunity, consume a full quota of your services from then and seek the disabled persons discount on payment for them.</p>
<p>Don't increase it. In fact as COVID had stopped many second homes being used, how about reducing/rebating. Powys wants our money - but doesn't want us coming to Wales</p>
<p>Not sure what this question means. Increasing Council Tax premium will reduce the number of such properties. Whether this is positive or negative depends upon the Council's agenda. If the Council wishes to reduce the number of properties apply the increase otherwise do not apply the increase.</p>
<p>The Council Tax premium is not the defining criterion in the 'second homes' market!</p>

When we first purchased our property we were unaware of the council tax premium and believe this was the reason the previous owner sold the property. No one advised us of this matter. I believe that Estate Agents feel they would not sell this type of property if the CT premium was widely known and therefore their businesses would suffer. We were extremely upset and disappointed to find that after completion, an excess CT premium was charged. We will definitely sell the property if this proposal goes ahead.

We also feel that in this current COVID year where the property has been occupied for approximately 30 days that we should be given a refund for loss of amenity.

When we are able to occupy the property we spend our hard earned cash on local amenities, restaurants, shops and tourist attractions.

We would not rent the property long term.

We are aware that the cost of Covid has dented the available budgets for POWY's council but it has affected us too.

Pricing periodically occupied properties out of the market can be a short sighted policy. Powys has a plentiful supply of varied housing stock for all stages of the housing market as well as suitable land availability for new builds if required. Holiday homes add an important economic benefit to an area and this would be greatly reduced if owners were forced to sell due to spiralling council tax imposition.

Many such cottages like ours are in locations which are difficult to access and therefore not easily used as a permanent home. We currently pay more council tax on our Powys cottage than we do for our 6 bedroom Birmingham main home. We like many other second home owners seek to support the local community and take pride in our local village community activities.

Because so much money would be spent on council tax to be able to retain this property we would have to cut other costs. One of those costs would be shopping at village shops which are more expensive than supermarkets here in Birmingham. The trend for second home owners to bring all their supplies and not use local businesses will be greatly exacerbated by this additional expense.

The rate is already very high; this will discourage visitors, who add to the local economy in numerous ways.

There is no economic justification for charging a premium on periodically occupied as the use of Council funded services is far lower than in the case of fully occupied properties.

This would result in people selling up as the additional charge is already prohibitive and completely exaggerated for what council facilities we get. No street lights, unmade poorly maintained "road" no police presence no public transport a three weekly refuse collection - not exactly value for money!

there would be an influx of properties for sale in unsuitable areas without the infrastructure to support transportation and or jobs. Therefore making more issues

I will likely have to move to the house myself whilst I continue hoping for a buyer.

If by impact you mean would it reduce the number of periodically occupied properties, speaking solely about my own circumstances, I do not believe their number would decrease.

The owners are using minimal council resources and penalising people who may have owned the property for fifty years or more.the rate should be reduced not increased.

We use our property as a second home but we are aware of the number of holiday lets in the same village bringing new people into the area who return year after year. In fact this is why we purchased a rundown property that had been vacant for many years bringing it back into use, after several years of Hotel, B&B, Holiday Let stays in the Beacons.

People would still use their homes but would be less likely to spend money in local pubs etc, they would be looking to make savings. Some people might consider renting theirs out which could be positive but not all owners of second homes are rich people owning two homes. Some have to rent and therefore use another home as a main address (as that is how it was defined by your council tax rules) but have their 'second home' as a secondary residence, even if it's the only own they own etc

This house is now in Trust but I & my husband are Trustees, the property being in our occupation since it was built 29 years ago. We are fully involved with the local church & other local events &

<p>activities. Our visitors boost the local economy, particularly at Hay Festival time & other such events. We point out that your council, following Welsh government diktats have prevented our lawful use of the property for months of the current year, yet you still levy council tax for NO services, thereby further depriving local amenities, shops, pubs, eateries, etc of trade.</p> <p>We consider a further increase in this so-called premium is extortion by another name, is utterly disproportionate & self-defeating for the Council itself.</p> <p>The remedy is clear -- reduce or leave it at 50%; otherwise we will relocate to the English side of the border in Hay or other nearby villages in Herefordshire.</p>
<p>I believe it will have a major impact on the tourist industry in reducing the amount of self catering properties available.</p>
<p>It couldn't be minimised. Frequently second homes are converted and restored/improved homes that might otherwise fall into ruin. Ours is such a property, that was derelict until about 2012. The net effect of reducing the number of second homes would in our opinion reduce activity in the community.</p> <p>We are currently in the 5th month in this calendar year of being legally prevented from using our second home, and feel the surcharge (or even the council tax itself to a degree) should be reduced, not increased. This would be a incredibly insensitive time to change matters for the worse.</p>
<p>Many properties would remain vacant. Second home owners bring economy and tourism into the area</p>
<p>if increased this would cause people to sell and therefore a lack of spending in the local community.</p>
<p>When purchasing our property we asked if anybody local was interested in buying it . We were assured there wasn't therefore went ahead with the purchase.</p> <p>Increasing the Council Tax Premium again would have a negative effect on the money we have to spend in the local area .</p>
<p>Although this would probably put off many prospective new buyers, it is unlikely to have a major impact on increasing provision of homes for the local population.</p>
<p>If you do this some may not be able to afford to pay.</p>
<p>It can only be minimised by reducing the premium</p>
<p>I think people would be inclined to sell and move nearer to London, where property no is falling in value</p>
<p>We support local shops and businesses and community organisations by buying local, using local tradespeople and supporting village initiatives. We do not consider our house in Powys to be a second or holiday home - we live in two places for the reasons explained earlier. The local people are wonderful and very welcoming but sometimes we feel public agencies see us just as 'tourists' who are pricing locals out of the market. This is unfair. The house we have was on the market for 2 years (at a low price because it needed upgrading) before we bought it. Clearly the 'locals' didn't want it. We want to invest time and money in the rural economy of this beautiful part of Wales. Please don't price us out. We appreciate that some houses are only used for a few weeks a year but that is not the case for all second properties and is certainly not the case with us as we live in Powys for half of each week (more than someone who owns one bigger property and has a weekly work commute to somewhere else). Make it too difficult and people will buy, and take the economic benefits, elsewhere.</p>
<p>Keep tax at 50%</p>
<p>Many 2nd home owners will sell there properties to people from England who will use them as a 1st home. Consequently paying just 100% council tax, or less, but using council services a lot more.</p>
<p>Do not increase the council tax as we would have less money to spend within the locality</p>
<p>We have a second property in an under occupied part of Powys. It is a terraced house, the kind of which there are many on the market and which don't sell very quickly. It is therefore the sort of property which would simply remain empty. This would have a detrimental impact on the local community (of which we are a part) and businesses. Is it the intention to drive people (even the Welsh speaking Welsh) out of Powys?</p>

It would probably stop people buying properties and effect housing market prices.It would impact local shops/pubs etc and people improving old properties not everyone would buy.
don't do it
The cost of the 150% council tax at the moment is my largest bill except the mortgage - I cannot afford for you to increase this any more than it already is. I do NOT use your waste collection as we are never there for the 3 week collection. I think it wholly unfair to penalise second home owners when we are working to improve the appearances of the locale and renovate previously poorly maintained properties. If you increase this council tax I will have to sell my property and given the current economic climate in the UK due COVID19 I think it is totally unfair and unacceptable to put me in a position where the bill is already crippling me without increasing it. I love my house in Wales and we shop locally and visit locally - but increasing the price would destroy my financial well being.
Don't do it ! A 50% premium is quite sufficient.
I believe that to increase the council tax premium is an unfair tax charge on second home owners. We have been visiting our second home every month for 25 years and believe that we add a significant amount to the local economy. Council tax is a charge designed to pay for local services and owners of periodically occupied homes contribute to the local economy but do not place any strain on the services that council tax in designed to cover. In fact when we first purchased the property we were given a 50% discount on our council tax to reflect the lack of services used. Any further increase would be an unfair tax on homeowners .
Owners might think twice about living in the county. The extra funds people with periodically occupied properties bring into the villages will be diminished.
We would take away the custom we currently give to local shops, pubs & restaurants. We also attend community events in the area thus adding to the local economy.
Because it would reduce the income from tourism plus it would reduce the income from council tax.
It can't be minimised if it is increased.
Less people would buy and less business for hospitality in the area
Properties such as ours (and similar smallholdings) ,would be left unoccupied and therefore deteriorate and become derelict due to premiums being unaffordable. As a consequence of this the local area would be deprived of significant revenue . Second home owners promote local support for charities , tourism , events and functions, local trade including employment, and support of local agriculture and farming.
2nd home owners will be forced to sell. They do not use fully the hospitals, schools, refuse collections etc. but use the local shops restaurants and bars so are bringing money in but not taking as much out of the economy as a permanent resident.
Don t increase or even decrease the premium on second homes etc as this will encourage tourism which could be a major economic benefit to the Welsh economy in the long run .
People are not going to be encouraged to buy 'second' or holiday homes in Wales. If the council tax is increased I shall certainly not be recommending anyone to purchase a property in Wales. My particular property is not suitable as a long term residence therefore I feel that I am taking care of it as well as bringing money into the area.
You seem to be trying your best to discourage tourism in Wales by penalising those lucky enough to have holiday homes. I see no shortage of available houses ie we are not depriving "locals" and if this is an issue in other parts of Wales, the Welsh government should focus on building new houses. It's not like there isn't space to do this. The reason we kept the house within the family is because we love Wales and have extended family still there. Tourism in Wales should be actively encouraged so it becomes a bigger "industry". People like us already play a part in that and your proposed policy is jeopardising that.
Second homes do not have the same effect on house prices in Powys as they could have in coastal and tourist hot spots, thus they are not pricing out the local residents - in most cases. By definition

<p>periodically occupied homes are using fewer public services and therefore cost less for the council to service, despite paying a very large percentage more in council tax than permanently occupied homes which use more services. The 150% cost is already incredibly high and to increase further will drive many second homeowners away, when many are contributing considerably to the local economies and communities, or to convert to businesses, thus reducing their tax burden below what they are currently paying. I think it would be counter-productive to increase council tax levels further than they are now for second homes.</p>
<p>These homes are often peoples future planned retirement homes. Why penalise people for retirement planning - people who are typically not a burden on the welfare state. Let's make taxing fair - not always attacking the entrepreneurial and often the financially better off .</p>
<p>There would be less tourism and money going into the rural economy</p>
<p>(I have answered 'positive' meaning a positive impact for Powys residents as it will reduce housing pressures and make it less likely houses are beyond the reach of local people, young families etc. - or at the very least it will increase the income of the LA)</p>
<p>Do not increase the tax</p>
<p>Holiday home owners would increase their rents to tenants, which would have a knock on effect on visitors to the area, bringing with them their spending power.</p>
<p>It would have no effect at all on numbers of properties used as holiday lets.</p>
<p>By reducing or removing the Council Tax premium.</p>
<p>Am already considering selling the property as result of existing 50% premium and not being allowed to use the property during past 6 months. Currently hardly use any of services funded by council tax yet paying 50% more than my neighbour who is; a win-win for the council but as with increases in top rate of income tax it is likely that the income received would go down as second home owners sell up.</p>
<p>I think there would be less second homes, but maybe this would be a positive. It depends on your position! I only have a 'second' home because I met someone who is unable to move to my home so I had to move to his!</p>
<p>it would significantly reduce the number of visitors to Wales and this would reduce income to the local economy. When we go to our property, we always shop locally and use local tradespeople when needed.</p>
<p>I do not find this question meaningful.</p>
<p>We understand you have no money but Llanfyllin is a disgrace the roads and pavements are never swept I take my own rubbish home as it's only collected every three weeks don't get me wrong but as we are of an age and I don't drive we are too far from a hospital with very few buses there is no chance we could move there</p>
<p>I think it may well cause people to sell their homes thus possibly reducing tourism due to not being used as a holidayhome/let</p>
<p>Their owners will consider changing arrangements</p>
<p>Allow the 25% reduction if occupied by a single person</p>
<p>We rescued a derelict farmhouse in an isolated location whose land had been bought by a local business for horse grazing. Raising the tax would make it more difficult for us to afford local help to maintain the property and garden. It would be difficult to live here year round as there is no local employment and no fast web access.</p>
<p>It will lead to derelict properties and people going bankrupt. I will have to have an equity release on my main home to raise the quality and amount of bedrooms and bathrooms to make it into a holiday let. I don't want to do this but you force me to. Already with the 50% premium I am barely coping. It is costing me more than £10 a day - before even adding fuel or electricity. That's £3,650.00 per year minimum. Can you afford to do that - personally. This is a family home all of our family ashes are buried there I myself am 75 years old have known a lot of the people of the village as my parents and grandparents</p>

before me. The people I know there are surprised that you even charge me 50% premium. You don't distinguish between properties that are let and those that are homes. I think it is a way of making English people mostly, pay for any privileges You want. Why is my home any different from people living across the road from it

I have spoken to local representative at the Welsh Assembly and I understand it is only avaricious counties like Powys that punish people for wanting to maintain something they have been left in successive wills. I haven't been out and bought it. Perhaps that could be The Distinction that you make any premium charge on

I think charging extra for someone who is using less is unjustifiable. People frequenting their second home spend money in local pubs/restaurants. By charging 75% more a negative vibe towards people from other places is being created. It simply isn't fair. Tell me one situation where someone using a facility less should pay 75% more? It makes no sense other than to show a complete lack of regard to assumed wealthier people who are hopefully paying more in UK tax anyway. It's scraping the barrel to claw money back in this way.

If it becomes more expensive less people will be able to afford them. It cannot be minimised.

most properties have been saved due to periodically homes a lot would be in ruin and places were locals would not live. In the future you would have more derelict houses. The tourist industry would be badly harmed in the future and we need it very badly at the moment. Could someone tell why we need the increase as most of Wales dont do the this. Others councils do not not do this some give a discounts in the uk.

our property was an unused barn, if we hadn't converted it it would have eventually fallen into ruin

I spend more in the local community and since these unfair charges have been implemented I am starting to question why I should support the local community

I wish to use my second home to manage my responsibilities in Penybont: half share of 15 acres grazing and stables and three cottages let at very low rents to local people. A further cottage is let in Llandrindod to a local person.

less tourism and use of local shops and outlets.

there would be little or no benefit to the local housing market/affordability

it is a strangely worded question as it depends on your view of the no. such properties. Many of these properties are unsuitable as affordable homes and all you will do is remove the stock of available accommodation and reduce the inbound investment and finance from homeowners

I repeat - this is a tax on the better off - we pay all taxes only to be hammered with a "Wales tax". I will tax legal action if necessary

In the sense that it will drive people to sell/ embitter them, this will be negative.

As already noted, both psychologically (why bother to engage and support local events etc when you are simply regarded as an unwelcome cash cow and discriminated against when disaster strikes eg Storm Dennis) and practically (I would have to see how I met the additional expense and might reconsider the financial support I give to many organisations locally) any further increase would have significant negative effect

Speaking personally we will probably have to sell our beloved cottage. Bizarre really,: we have friends in Wales, we shop in Wales, we regularly use the theatre in Brecon, we eat out in your restaurants, we don't use your hospitals or put other strains on your limited resources - yet we are clearly not welcomed at national level.

The question doesn't make sense. When you ask 'impact... on the number...' are you anticipating a drop in the number? And, if so, does that equate to a 'negative' or 'positive' outcome? Do you see periodically occupied properties as a problem that needs to be solved? If so then that should be stated.

I have answered 'negative' because the impact of higher costs would fall on me, and I am recently retired and so have a more limited income which I need to budget carefully.

<p>If Council Tax is increased on POP inevitably that will discourage ownership and some will sell up. In many areas POP's are essential for the local economy, bringing visitors, tourism to the area and the money they spend</p>
<p>This was supposed to be a socialist incentive to reduce homelessness but this would not improve to "affordable" housing and this would not improve the availability of social housing. Instead there would be an increase in the number of relatively expensive empty properties for sale. The obvious answer to how to minimise the effect would be not to increase the premium.</p>
<p>Its silly that having a property furnished but only used seasonally means you get charged silly amounts of council tax. I would then have to empty it of any furniture to leave the property vacant and no longer a liveable dwelling</p>
<p>I will nominate the house as my primary residence, depriving you of the extra money that I currently have to pay. My village property was empty for 2 years before I purchased it and others for sale nearby had similar fates - too isolated for local people through lack of public transport/mobile phone coverage/fast speed internet and vulnerability to weather events (flooded lanes and snowfall that cut us off for days at a time) and not rural enough for city folk wanting a holiday cottage. Increase the quality of broadband, provide a mobile phone signal and introduce a regular bus service that might attract local families to the area before you drive out folk like me.</p>
<p>I do not believe it can be minimised. The council tax premium sends the message, appropriate or not, that you are not welcome and any further increase will just emphasise this message. It also has to be seen currently on the background of the covid pandemic where for nearly half the year we have been prevented from travelling to our property. You should be considering rebating the council tax paid this current year rather than considering an increase. Since building our house in Wales to provide care and support for an elderly relative the services in our community has been cut to the bone. It is dying and this move will enhance this process.</p>
<p>Our cottage is in Defynnog where we have many family members. We come to our second home every month (apart from during the lockdowns this year) and fully participate in local society. I am Welsh and am keen to contribute to the community and culture. We have done lots of historical research into our cottage and community and have written a booklet about it which is now deposited in Powys Archives, CADW, National Library of Wales and Brecon Library. We believe such initiatives should be encouraged. Therefore further increasing council tax for us would produce a negative effect on our family, and on our continued ability to contribute to the village.</p>
<p>An increase in the Council Tax would obviously prevent a number of people with second homes visiting rural Wales. Tourism adds a lot of money to the local economy. Powys should be actively encouraging people to visit : use the shops, visit local attractions, participate in local cultural and sporting events etc. Better-placed and more active tourist information offices would help.</p>
<p>I dont mind paying more but others may disagree with me.</p>
<p>It would make it prohibitively expensive. The properties are paying far more in council tax but actually cost the council far less to service them. To that end, there should be a reduction for temporarily occupied properties.</p>
<p>If we were allowed to sell cottage separately from the main housewe try and sell as soon as possible. It is thought likely that purchaser from outside Wales would be very unwilling to pay either 75% or 100 % premium on a second home. As Powys is not a tourism hotspot except for the occasional events at the RWAS showground, it seems unlikely that the purchase of a second home in the Builth Wells Area of Powys would be likely.</p>
<p>Its social cleansing, If the England did the same to any other parts of the UK there would be uproar, The money raised is not huge yet the ill feeling it is creating is, In the area we use its heavily tourist orientated (now) and many people feel "unwelcome" in the area and have chosen to holiday in other parts of the UK. This is before the pandemic.</p>
<p>By decreasing the premium.</p>

Motivations for having second (or multiple) properties vary. A single family home is not the same as 5 holiday cottage investments, which is a business (and currently encouraged by access to Covid related funding).
properties like ours are struggling to rent or sell. We will add to the empty properties by selling.
Reduce or maintain the council tax.
No comment
The Cambrian News reported that, when the premium of 50% was introduced, the increase in revenue was slight as second home owners claimed the properties were holiday lets. Any further increase could possibly have a negative effect. Is a further council tax premium rise proportionate? The council tax on 10 Maesnewydd, a semi-detached two bedroom bungalow is £2763.33 for 20/21. On our five bedroom detached house in a conservation area near Winchester the council tax for 20/21 is £2670.33. In Machynlleth we use less than a third of the amenities we are paying for. Any further increase in the premium seems vindictive and many second home owners will move into holiday letting and/or Airbnb to save on council tax and generate an income.
Cancel the tax completely. It has no effect but to increase council coffers The Council has offered no evidence that the imposition of the tax has any effect whatsoever It is a disgrace that the council have not proven the tax has had any influence against the goals originally set. There are no public statistics therefore I like everybody I know we believe the tax to be a socialist bigoted attack on what they believe to be the well off
NEGATIVE - We will sell. As mentioned earlier the COVID-19 situation has meant that we were not allowed in Wales or to rent out our cottage for a large part of this year. As our property is not registered for business rates we were not able to claim the £10k council grant and so have suffered financially this year and increasing the Council Tax premium will be the final straw.
Leave the levy alone then the number of different people, (in our case) coming to the property and spending in the local area will remain the same.
We have spent a long time personally renovating a family home which we inherited in my home town with a view to retiring to within the next few years. Both my parents are buried at the local cemetery. If fewer people pay the already inflated council tax bill then other residents will have to pick up the shortfall. Since inheriting the property 3 years ago all our holidays and most weekends are spent at the property and thus income brought into the area from outside will cease to exist.
Properties as remote as ours could well be abandoned as no locals would ever wish to live in such isolation and with such difficult access. Until 50 years ago when our family purchased this property it was derelict with sheep wandering in and out. History could well repeat itself. Further increases in Council tax may well preclude interest from potential second home buyers. A decrease in Council tax premium would be more likely to attract tourist investment in the area for properties like ours of which there are many.
- reduce vibrancy of communities, - reduce economic activity, - reduce community diversity, - increasing the chance of community stagnation.
I have no way of knowing what other owners would do
By not increasing the Council Tax premium at all
By not increasing the premium
Powys CC should take a more positive, proactive attitude to tourism, which is increasingly being a major contributor to the rural economy.
Many property owners like us would look into commercial letting options. The sale of houses like mine, which are older and have high maintenance requirements, can take a considerable time (my

<p>neighbour, a permanent resident, took 2 years to sell a similar property) and we would have no option but to find a way to afford to continue to keep and enjoy our property.</p>
<p>By offering increased support to operate the home as a holiday let business. I believe tourism brings more money into the local economy & community. Visitors are more likely to eat out more often, shop locally, visit tourist attractions, purchase gifts etc.</p> <p>Boosting tourism awareness of the area & offering grants to get the property holiday let ready would also help.</p> <p>Reconsidering the 70 days let criteria would also help as this can be hard to achieve in some areas, in particular rural areas that do not have much tourism marketing. In particular this season with coronavirus has been particularly difficult to achieve 70 days let.</p>
<p>Don't do it!</p>
<p>reduce premium because we put little strain on local services</p>
<p>I have no idea. I understand that if someone owns properties simply for purposes of letting that they might be discouraged by the resultant reduction in their profit margin but I do not know to what proportion of the 'periodically occupied properties' that applies. I suppose that increased council tax might be a disincentive to someone buying to let.</p>
<p>By not increasing the premium.</p>
<p>Shouldn't be punished for having a 2nd property.</p> <p>As my property had been derelict for many years, the local community loved that we have brought it back to life.</p> <p>I find paying a premium on the normal rate council tax is already more than enough as we don't put a strain on the local services as the property isn't lived full time.</p>
<p>Increased costs to owners would inevitably result in increased costs to tourists and deter bookings</p>
<p>Increasing the premium would certainly result in fewer periodically occupied properties, but not by increasing the number of permanently occupied properties. The property we occupy - and there are many like it in the area - would not appeal, for example, to a young family, because it is inaccessible, damp, high maintenance, and quite remote. So the effect of fewer periodically occupied properties would be gradual dereliction and the loss of interesting properties.</p> <p>I do not think that can be minimised, but the solution to housing is not to force out periodically occupied, but to build more good quality, affordable housing and allow for that in the planning policies.</p>
<p>These houses have been less occupied in 2020 due to the Virus, increasing the strong impression that periodically occupied house owners are being asked to subsidise an economically incompetent Council as a soft target. They have used the Council services this year less than normal but again have paid 150% for them.</p>
<p>The costs of owning a second home are considerable and increasing the premium is likely to lead to fewer visitors to rural Wales.</p>
<p>This is a rubbish question as it depends on your viewpoint as to whether they are a good thing or not. I believe SOME are a good thing and that this will reduce the number and stop investment coming into the area.</p>
<p>You should not be charging ANY additional premium on a second home. This is just a vehicle for raising additional revenue for the Council and is unjustified. Please clarify what Local Authority services are used by second home owners? Perhaps refuse collection on occasion?</p> <p>This is not about bringing properties into the market for Welsh occupiers and there is little evidence of a shortage of homes in the area.</p> <p>Currently there a large number of new homes being created in Presteigne, which is questionable given the lack of infrastructure; doctors, dentists, bus services community centres/ facilities and libraries to support a growing community.</p>
<p>, I suspect many holiday cottages would have to be sold. This may be good for Wales? But would considerably reduce the number of visitors, would that be good for Wales?</p> <p>Personally my family rescued a very remote cottage (still no water or electricity) 45 years ago, if we</p>

had we not put a roof on it it would have become a pile of stones and the council would not have had any of the 45 years of council tax that till now we have willingly paid.
Lead to decline in seasonal (even all year around) tourism and associated expenditure by visitors. Moreover, Welsh-born people, returning from other parts of the UK in retirement and seeking to live permanently in Powys, would seek properties elsewhere given enhanced costs of living that the premium brings.
Holiday lets would become more expensive and dissuade lettings and landlords, certainly in the first year until any rebate was available. It would probably act as a break on second homes, gentrification and dormitory villages. However, there are older houses and properties in our town that needed modernisation and renovation and it seems that only incomers either want them or have the money to spend on them!
You will encourage people to go away from our area
I don't see how you can 'minimise' the impact of increasing the Periodically Occupied Premium! I can only speak for myself - but if this premium were to be significantly increased, I would consider selling the property. In my experience it would then probably be bought (eventually!) by someone else who wishes to use it as a second home. Is this what you want?
Users of periodically occupied properties add to the local economy - through shopping and eating out in local pubs and restaurants. At the same time, users of periodically occupied properties make few demands on local facilities such as schools, health care and social services including care homes.
It is a pity Powys CC seems to take a negative view of these properties which can arise from a number of different reasons - inheritance, retirement, purchase and or rental potential. Owners of these properties pay increased council taxes but are usually light users of council services. We do not think this is fair or reasonable. We think owners such as ourselves make positive contributions both to the local community and local businesses. We are currently improving the property before we move permanently.
This would have little if any effect and would not suddenly mean a glut of affordable properties would appear on the market for local people. It would just be another tax on hard working British citizens, so that you ethnically cleanse the region.... We have just been stopped by the Welsh Government from coming to Wales, so we are unable to access our property, but do we get a refund?? No, quite the opposite, we are told to pay more, for what we can not use!!! You can dress it up as "we need more affordable housing" but the reality is, that you don't want us, but you are happy to take our money.....
Leave the premium at current rate
It makes no sense to impose an even higher Council tax on owners who rent out their properties to tourists since the extra charge will put up prices. At this time, the tourism industry needs help to rebuild, after the ravages of Covid. Tourists contribute to the local economy in many, many ways in that they support so many local businesses (hospitality, leisure etc.) A further consideration would be Council Tax premium « evasion». Would this increase ... as the rate is increased ?
The possible answers to this question don't make sense. They should presumably read 'increase', 'no change', or 'reduce'. For someone to answer that increasing the Council tax premium would have a 'positive' impact on number is meaningless. The answer might mean that they think that the number would increase, and that that is a good thing. Or that the number might reduce, and that that is a good thing. On the assumption that the question is intended to ask whether the number of periodically properties would be likely to increase, reduce, or stay the same my result is that they would stay the same. There are few people who can afford a second home who would be deterred from ownership simply by reason of an increase in the council tax premium. But the imposition of such an unfair levy may encourage lawful avoidance of the tax, cause resentment towards local authorities which have imposed them, and result in an increased divisions in the community as those who benefit least from local authority services are forced to make a disproportionately large contribution towards them.

<p>The negative effect cannot be minimised in my view. The use of holiday/ second homes brings much needed income to tourist areas such as the Brecon National Park and should not be discouraged further.</p>
<p>What value (other than cash returns) does increasing the tax on periodically occupied properties accrue? The occupants provide income for very many local businesses throughout the year not just on a seasonal basis. I have inherited my father`s house which I would like to keep for the family but this onerous tax is simply punitive and serves no useful purpose. You should know that as all tax increases evasion becomes the artform. Keep the tax the same or reduce it.</p>
<p>I don't think it can be minimised. Basically the Council is just using this as a revenue raising exercise. We use considerably less Council funded services than the full-time residents. In our village (our family have owned this house since it was built in circa 1890) there is little or no demand for the older cottages and indeed some of them have fallen into disrepair. We and a few other 'second-homers' keep these properties in good repair and are very keen to use the pubs, shops and services such as cleaning and gardening thus providing a positive impact on the Village.</p>
<p>You are forcing people to sell their properties. Or forcing them to rent them out. As a landlord myself I can assure you that at 65 I do not want to have the stress of being a landlord, even with an agent it is stressful, and I don't see why I should have to. During this currently pandemic it is also disgusting you would implement this because of several reasons: We can't get to the properties to make them rentable. I am 65 so don't want to be a landlord so you would thus make me sell my family home, which has been in my family for hundreds of years. You would also be making me sell a property in or the aftermath of a pandemic so means I would get lower amount of money for it - not to mention the stress of it. With a pandemic and everyone being made redundant etc means that rentals will have to be lower and less people looking to move. I think it is a disgrace. If you do implement this then you MUST give longer the 6 months grace period for someone to find a tenant in the current climate - that is essential and I would protest if this is not done.</p>
<p>Lots of empty property due to ongoing financial situation. Not all property will sold anyway.</p>
<p>Why would people want a second home in Powys. There is less council tax to pay on a property in England !!!!! and better weather !!!!! LESS TOURISM</p>
<p>I am not sure how this could be minimised as I would have to make the housekeeper who runs it redundant and local businesses and tourist spots would lose out. I cannot think how you could minimise this.</p>
<p>I doubt it will really make any real difference to the number of houses. 200% council tax will likely be an inconvenience at most, and second home owners will pay it begrudgingly, and local people still won't be able to find houses to buy or rent. Rather than merely hitting people's wallets, I would much prefer to see holiday home owners being strongly encouraged and incentivised to sell or at least let out their properties.</p>
<p>I'm answering neutral again - i understand that there is form of hypothecation going on here and some premium seems understandable, but you have to balance the reality that Second Home owners make fewer demands on local services. IF, a very big IF it was clear where the premium you were charging went that might make a difference but 50% already felt pretty brutal for us to be honest and 75% is a big hike let alone 100%!! This simply feels punitive and unwelcoming.</p>

I think you will discourage people from investing in the area. Bringing business and additional finance to otherwise a town that is struggling
It depends on how the owner manages the property, but for someone like myself, I regard it as an escape to a pleasant environment which I hope to use more frequently going forward. There is a limit as to what I consider reasonable cost as there are other nice venues in parts of England, where the Council Tax is only 100%.
Properties in very isolated locations, may not be an attraction to local residents for permanent occupation. Visitors would help maintain the property as well as accessing local community facilities, and so helping to improve the economy of the area eg, pubs, shops etc
Don't charge an additional premium. Tourists don't place many demands upon local services yet have a huge impact on the economy.
Less periodically occupied properties and more on the market for sale. However, properties do not seem to sell in Powys. I have seen properties on the market for years! Therefore there would be more empty properties/shops. Do Powys wish to buy these properties.
Increasing the tax reduces monies available for upkeep and maintenance on the property. Works will not be completed leaving the property looking unsightly. Also I always employ local firms and individuals to complete any work, this money will be taken from the local economy.
It will result in a lot of empty properties on the market. In the current market they are likely to be empty and unsold for some time.
Not possible
I presume your consultation is not restricted to second home owners. I would imagine the majority of main residence council tax payers will be quite happy for you to raise money from others particularly if there is no increase for them alongside. Since second home owners have no vote, there are no consequences for elected Councillors, and Council Officers really do not care. Interesting and reprehensible that you do not even include an option for reducing the tax. In terms of impact, it may make some second home owners rethink whether it is worth the candle especially those running marginal holiday-let businesses but I doubt many of us will decamp en masse since we have made a deliberate choice to invest in and put roots down in our chosen corner of Wales. I do think it will leave second home owners less favorably disposed to the Council but that that will be an incidental concern to you.
People that can hardly afford the property will have less money available to spend in the local economy and essential maintenance will not be able to maintain due to lack of money
I fail to see why this is a negative thing when Wales is trying to maintain a positive image as a member of the UK.
would reduce local income would reduce tourism would cause unemployment would reduce diversity discourage outside investment So to minimise this don't increase it any more - especially as those of us who live outside Wales have been prevented legally during lock down from entering Wales and being able to live in our houses. We have been denied any rebate on the extra premium tax already paid during lock down and are now going to be asked to be paying even more and there could be further lock downs.
Increasing the tax is likely to reduce the number of second homes and therefore the income that is brought into the area as a result. Mitigation is easy - stop exploiting this group of people and charge a fair level of tax (ie the same as other residents pay)..
Many of the 'out of town' properties that appeal to people for second homes and are not attractive to local residents and they would fall back into disrepair and eventually be an eyesore and lose some of the historic values of Wales. We saved our property from being knocked down entirely.
This is a stupid question!
People who work in the area and live elsewhere would give up their businesses

<p>It would reduce the number, though most likely by changing second homes to holiday let's rather than making housing available to the market.</p>
<p>I doubt that increasing council tax premium on second homes will have a huge difference to the income received by the council (taken as a whole) but it is likely to result in those who pay the premium having less money to spend on their properties and the community in general (council tax is already the single largest cost we have in relation to our cottage). The likelihood is that these properties will then be sold (with the risk that there is a flood of second homes which will depress an already fairly depressed housing market) or be let out to help defray the cost resulting in more non-local/transient visitors.</p>
<p>It is likely to make holiday lets less profitable and put some people out of business. It could be minimised by not increasing the premium.</p>
<p>Where from our home which has been in my family since 1870, friends from not just the rest of the U.K. but from abroad discover the wonders of both Powys and South Wales. Which in turn has led to their renting further properties on a regular basis in the Principality. Wales does not sufficiently promote tourism and as I also have Scottish blood the contrast between the incredibly effective drive for tourism is startling. We have had the privilege of living in the USA where the diaspora of both Welsh and Scottish immigration was so large. But where do the small cruise ships circling the U.K., packed with U.S. tourists not call in, Wales. Whilst there is much property for both sale and rent in Ystradgynlais we do not consider that we are denying any local person a home.</p>
<p>instead of a blanket policy on everyone there should be a regional survey to establish how long certain properties have been empty and the reasons.</p>
<p>There are many properties in Knighton, Powys, that have been standing empty, for a long time. We have substantially improved our home and prevented it from falling into disrepair and decay. If the tax were increased, it would become financially difficult for us to maintain, and therefore, as responsible owners, we would consider selling rather than renting it out. The selling price would reflect the improvements that we have made. Our experience locally in Knighton, is that young locals do not wish to buy the older type of property we have "rescued" and that, therefore, our leaving our Welsh home would not benefit them. A drop in the housing market would be detrimental to the improvement and maintenance of housing stock, in Knighton, Powys.</p>
<p>You are ripping off long term residents who contribute to the local community. I have given consultancy support to Knighton Town Council for free as a contribution to the local community, which I have been a part of for over twenty years. You provide no services, and while I believe second home owners should contribute to the cost of local services, the premium is not financially justifiable and could be subject to legal challenge.</p>
<p>Surely investment and economic activity for rural communities should be encouraged, especially at these difficult times for the economy. I think increasing the Council tax will only have a deterrent effect on people who are investing here at present or those who may wish to invest here. How can that be minimised without giving people more money to cover the extra costs.</p>
<p>Our small one bedroom house was bequeathed to us by a family member who also was born and raised in the property. We have a strong family connection with the village having also been born and raised there myself! We support the local community with various organised functions and if we were forced to sell due to increased financial cost and pressure, the chances are it would not be bought by a local person with like interest and familiarity with the area! It is unlikely therefore that they would support the local community!</p>
<p>The house we own in Powys has been in my family since 1910. We have relatives in the area and we are Welsh speaking. We let the property out periodically to friends and this provides employment for local people to clean the cottage. We use local tradesmen to maintain the cottage. When we stay we use the hairdresser, the shop and the pub. We respect the beauty of the area and enjoy local walks.</p>

<p>Increasing the council is very unfair for people like myself who want to maintain a childhood home , stay connected to relatives and do not want to circumvent the tax by letting out the cottage on airb&b.</p> <p>Please end the council tax premium.</p>
<p>You will drive owners to register for Business Rates - lowering Council income</p>
<p>People with second homes and tourists support the higher end shops and facilities of the locality - I would suggest that the likes of Hay would be dismal empty places if it second homers were discouraged</p>
<p>More people would consider holiday home council tax exemption for min 140 nights.</p>
<p>You may put off people like me investing in the local area. Before we bought our periodically occupied property it had been empty for over 10 years. We have used local tradesmen and businesses to improve it and make it habitable again. Our neighbours all appreciate the improved appearance, helping the area to look less run down.</p> <p>With even higher council tax charges, we might have been put off investing in Wales, and instead invested in a second property in Scotland or the West of England, where we were also looking.</p>
<p>Part time occupiers might be in the same situation as ourselves in that we inherited the property, we could not have afforded to buy it even though at the time of purchase by my Father in Law in 1966 the property was condemned and not wanted.</p>
<p>A lot would go on the market. Prices would fall. New people would be put off buying, as what happens later to make it worse still is a risk. Most second homes are at the top end of the market, so are not competing with the local market. Investment in the properties would fall, which is a work stream for cleaners, gardeners, builders, pubs / restaurants and all the associated spreading of money that second homes bring in. This will cause loss of local income. Most second homes have others come to stay, who also spend money in the area.</p>
<p>I think increasing the council tax premium on second homes will decrease the number of second home owners in Powys. In some areas this may increase the number of houses available for the local residents which is a good thing. However, I think in most areas the effects on the local economy of second homes is a very positive and many communities are reliant on this income. This would make the effects of a reduction in second homes very negative. To minimise effects don't raise the council tax premium.</p>
<p>You have a value assumption baked into the question on what 'positive' or 'negative' actually means</p>
<p>We don't see how this could be minimised if owners cannot afford to pay more.</p>
<p>Our property likely consumes less resources from Powys council than people who live there constantly, but are already charged a 50% premium. To put it into perspective, I am paying way more for a 2 bedroom cottage in Brecon, than for our 4-bedroom house on a modern housing estate in Hampshire. In Hampshire my large recycling bin or black bin is full EVERY week. Not the case in Brecon. Out water/electricity/gas consumption is all considerably lower. We bought the cottage in July 2020, using funds from a critical illness insurance payout after my wife survived bowel cancer. She hasn't worked since. We bought the cottage as somewhere we could spend time as a family in a place we love away from the stresses of work. Powys council tax (at £234/month) is the only reason we're going to be letting our cottage as a holiday let. It makes up over 50% of the monthly domestic bills. Putting the council tax premium up is basically a raid by the council on potential upside rental income of these properties and I have to say am bitterly disappointed about it.</p>
<p>I am sure like ourselves many owners will look at selling up and investing in more appropriate outlays possibly in England or even overseas</p> <p>Could someone explain what do WE get for our money the local roads are potholed, the drains are never cleared unless I do them and we get a 2 rolls of bin bags thrown down our drive once per year!</p>
<p>I would expect it would be too expensive. For that money a family could have a week skiing or in Florida and the welsh economy what get zero tax and zero spend from tourism.</p>
<p>Reduction in Council Tax as owners will decide to register as a business.</p> <p>Making the county less attractive to purchasers.</p>

I believe that a large number of owners would be forced to put their properties on the market flooding the market with a large number of houses that could potentially take years to sell or fall into disrepair. Soaring costs would push people into deeper financial hardship, and further debt. The detriment would far outweigh the benefits, the only winners being the Council lining their pockets with a total disregard for the community.

Charging visitors more will decrease the likelihood of their coming to Powys and contributing to the local economy.

As you provide FEWER services to these properties (even less than you provide to Powys residents) you are being greedy and criminal

Surely the responses to these subsequent questions are dependant upon whether or not the individual is prepared to pay an enhanced council tax. If you drive second home owners away from Powys this can only have negative impact on local economy. Even if it results in more vacant property . this will not necessarily be affordable to the local residents.

We are not wanted therefore we would sell our property. How does increasing the council tax again make us want to remain. As I live in another area of Wales I won't be visiting my second home area regularly.

Powys would lose revenue if the council tax premium was increased as domestic properties would become classed as small business outlets and therefore qualify for business rates.

These homes bring in lots to the local community as well as give an opportunity for holidaying in other parts of the UK where further locations in Europe and beyond are not possible or affordable. These seems to be another stealth tax to discourage anyone from having a second home and making it unaffordable for many.

Many people who rent their properties out as tourism would be forced to sell. There is no way that this could be minimised.

Many properties are not viable on a permanent letting basis as the cost of rates plus maintenance is greater than the rent that could be charged. In a few years these properties would be abandoned and in poor repair like they were when I first came to Wales in 1973.

The anti tourism, unwelcoming self-centered message is clear and will put visitor off lowering the economic activity and hastening the decline of the communities visitor support

Whilst I appreciate that the issue of second homes is an emotive one I feel quite strongly that suggested taxation at levels over the existing (already obscene) 50% is patently unfair. I cannot speak for other owners of similar second properties but I co-own with my 2 siblings a cottage in Powys which was left to us in trust by my late father. It is a slightly extended remote cottage and great for holiday use but not really suitable housing stock for a family to live in full-time - as has few/small rooms, no central heating and no TV or internet service (due to valley location) so we don't really feel we are stealing potential suitable housing stock from a deserving local family. It is somewhere we came to as children and have a strong family connection to. Although we do not rent it out commercially we do sometimes allow friends to stay there, some of whom make a contribution towards ongoing upkeep. Council tax (at its post 2016 level) now represents at £2400 p.a !!! almost 75 % of our fixed annual outgoings to maintain the place (the other 25 % is electricity) and we use very few local services other than very irregular bin collection service and access to local amenities such as hospital/police./fire etc. When we or our friends are down there we make an effort to shop locally, drink locally (and even have a small stake in our community owned village pub). I would estimate that every time my family come down we spend £300-500 locally on a weekend and more £500-1000 if we are staying longer in the summer. Over the years we have bought furniture locally for the cottage and spend much money on assorted builders, electricians, plumbers, gardeners and tree surgeons. We take our children regularly to local activity centres, pubs and restaurants and also I also fish and shoot locally, enjoying a landscape that is meaningful to me and also benefiting from a place to stay

locally.

I even got married there and brought 150 or so guests down to Wales for the weekend, all of whom stayed in cottages or hotels and drank and ate in local pubs.

As you have already suggested (and is likely with any high rate of tax) if the council tax premium is raised even further than the level it is today we will almost certainly look to either sell (which would be a great shame) or change the status to a commercial let and thus remove ourselves from council tax altogether (it would be under the business rates threshold).

In summary I feel that the current 50 % premium is quite enough given our little use of local services and that the council should look to other sources of revenue to accommodate their own population (if that is really the issue !). I think the council needs to make a much more holistic judgement on the issue and balance the benefits of a transient tourist trade whose net inflows to the county far outweigh what they take out. Should the council tax premium be raised even higher as suggested I can only see that this will lead many second home owners to re-consider their ongoing ownership and either sell or change the status accordingly to avoid the premium.

Given that this year our ability to visit our cottage has been serenely restricted by the pandemic I already feel that there is a strong case to reduce or hold the premium .

Increasing the council tax premium will likely mean that periodically occupied properties will become long lets or permanently occupied

Reasons for periodically occupied properties vary. This property was built as a house and was purchased and lived in as one property for many years.

As the property isn't rented out the council tax already being charged is high enough as no services are used

Leave the council tax premium at its current rate

As in prior question, there will be less spare money to spend on local businesses

it is extremely hard to make a profit when council tax is so high

I don't understand the question

I think it would discourage people from owning a property to rent out or as a second home Tourists bring a lot of income into the community .it should not be assumed that second home owners have no interest in the community their house is in. They bought the house there because they liked the area

Each property should be assessed individually. For example a single property in a remote rural area would not be attractive to the wider community, being far from most amenities Such a property does play a role in helping the local rural economy eg use of local pubs village shops, restaurants etc. Many rural properties have been left to deteriorate. It is important to create a living countryside, not an empty rural desert. For example, the crisis of rural depopulation in France.

An arbitrary tax, one size fits all is clearly too blunt an instrument.

The restricted facilities (no mains water, no gas, no oil and situated at the end of a steep rough trackway) along with the remoteness of our property in Powys means it is not an attractive proposition for a local family to inhabit. We spend locally and integrate into the community whilst we are there and always employ local contractors when required.

I would need to understand how many properties were second homes and how much revenue would be increased by making any changes and the cost of making the changes.

Also I would like to know what the additional revenue would be used for.

I would envisage some second homes being sold / released for rental but also some may just pay the increase.

it will be harder to maintain the property.

Will not be able to employ others to do things like cut the grass and cleaning.

May make the property not look so good.

It would not increase the amount of time that these home owners would stay in their properties and would only induce them to sell.

<p>Some people, like ourselves, would have to consider if we want to pay quite a considerable amount of additional council tax, as 50% premium is already quite high. Not everyone who owns another property has deep pockets! We always use the facilities locally for shopping and eating out as well as local tradespeople to complete our jobs/improvements so I would think we bring a positive effect to the local economy. We bought most of our furniture and floor coverings from Llandiloes. All our paint and bathroom and kitchen stuff came from Newtown and I dread to think what we have bought from Charlie's! We bought in Caersws with the possible intention, in the future, of making a more permanent move to Wales.</p>
<p>Second home owners would holiday let their properties for the minimum period in order to get small business relief and not pay any Council Tax.</p>
<p>It will further reduce the positive financial flows into the county without imposing greater pressure on services eg schools.</p>
<p>Give a discount for the services not used by periodic residents. The less time spent in the property, the fewer services are used.</p>
<p>IT IS ALREADY BEGING TO DRIVE TOURIST AWAY FROM WALES</p>
<p>Over time or will reduce the number of such houses. That will be a negative, if, like us, their owners sheen's far more in Ways than they could earn here. I can set an argument that there shouldn't be too many such houses, as there are in Cornwall or the West of Wales perhaps. But I have seen no evidence that Powys is suffering in this way. We and our neighbours here know of no other and home near us.</p>
<p>Many properties would simply become businesses to minimize the tax liability.</p>
<p>This question is confusing - does a positive impact mean an increase in the number of second homes, or a beneficial/good impact?</p>
<p>I think increasing CT premium again would deter many second home owners and they would consider selling. Personally, our home is owned and used by a large family, so we can share the cost of any increase.</p>
<p>Consideration should be given for people visiting the area on a positive manner to promote local employment.</p>
<p>Local small business would suffer</p>
<p>Fewer holiday homes will result, meaning less tourists and less revenue for local services.</p>
<p>I feel a number of people may sell and leave the area</p>
<p>It would emphasise the current unfairness of having to pay a premium, We don't even get a dustbin! On the other hand we are happy to spend lots of money in the local community. Paying a premium is also a poor " thank you" for having rescued a total ruin. It also grates given my long family connections with the area.</p>
<p>You are punishing people just so that you can benefit people will sell up and you will have lots of empty villages and serve you right there are plenty of houses for sale and if they cant afford to buy them they will move to less rural areas, always been a problem for high paid jobs eg Cardiff and the vale of glamorgan.</p>
<p>I'm not sure whether it would have a significant impact on people purchasing second homes, either to visit or to let.</p>
<p>Do not increase tax,</p>
<p>No impact, people abuse the business rates option and other councils haven't made the money they thought they would it's a greedy grab.</p>
<p>By providing more Council services to those that are paying more, more than simply using it as a vehicle for the Council to get more funds. Increase the welcome factor to second home owners who are responsible people and contribute to the local community. Stop treating them as outsiders when in fact they want to be part of the community, are involved in</p>

<p>the community and may be considering moving to the area permanently. Periodically occupied housing adds to the local economy. The houses generally are older and keep builders very busy, Food, clothes, petrol etc etc are all bought locally. I see advantages in attracting people to the area for the economy.</p> <p>I see no link between an increased payment for Council services and an imagined housing shortage because of second homes. The housing shortage is not apparent anyway and if it were real its more to do with mortgages than second homes. The higher council tax is simply a vehicle for greater funds for hard pressed councils.</p>
<p>with money is tight in the area and with jobs especially due to covid and also financial burdens on families now have. there is a lot of people who would not be able to afford. second properties as they are not always owned by people with money or to make money cottages are also there for a getaway or left to them by relations for enjoyment of the local area and feel unfair that for those that are not making money the council tax is applied. in my case I do not use running water rubbish collection yet still pay 100%</p>
<p>It cannot be minimised</p>
<p>Pay No council tax premium as it is only a holiday home. Due to the fact were not using all the council services and currently are being penalised for it by paying 150%</p>
<p>I think it would adversely affect the number of properties and lead to more rural depopulation as there are not the jobs to keep people in these areas. A balanced approach -with a limit on the proportion of properties that can be second homes/holiday lets -supports the economy and tourism</p>
<p>Dont be ridiculous by asking me to answer the previous question. This charge is theft and I consider it totally unfair. I get absolutely nothing, from this charge, I have had less use from the property under recent travel restrictions and I cannot sell it.</p>
<p>Keep at current 50%</p> <p>Note that the recent lockdown rules have meant that second home owners have not been able to visit their properties, but have had to continue to pay 50% more than those in residence for services that they have not been able to use. Whilst the lockdown rules are completely understandable it is unfair to raise charges.</p>
<p>Don't do it. You are already getting 50% extra from this group who are not resident in the local area and therefore cannot make use of many local services such as nurseries, schools, health service, regular rubbish collection (ie if the collection falls when the visitor is not there).</p>
<p>Periodically occupied properties form the base of the tourism offer in Powys. Tourism is a substantial economic activity contributing 12% GDP in Wales. Clients spend significant amounts of money in the local shops. So increasing the premium will be a significant hurdle for properties which only have planning permission for tourism. This si a particular problem where tourist businesses are starting where we have been penalised in moving to business tax rates by Covid-19</p>
<p>This tax premium is pure exploitation by the PCC. People paying this tax already consume a disproportionately smaller amount of PCC services, thus subsidizing benefits provided to other Powys residents. The existing premium has already exacerbated that unfair subsidy, and this proposal would make the situation worse. Were we to take a decision to sell our property, resulting in it being held by a full-time resident, that subsidy would evaporate. A change of this nature brings us to the tipping point on that matter.</p>
<p>An increase in the Council Tax premium is likely to diminish the number of periodically occupied properties and it is difficult to imagine how this impact could be avoided or minimised. The Tax must be seen to be just and fair and proportional to the burden the property owner places upon local council services.</p>
<p>Do not further increase rates. There is no way to camouflage this sort of proposed gouging.</p>
<p>People will register properties as business or use loopholes to get around paying.</p>
<p>If council tax goes up even more it will be prohibitively expensive and you will</p>
<p>Less people - less money in community</p>

Only charge premium on top band(s) of periodically occupied properties
leave the premium at 50 % which already is an extra burden.
It is a ridiculous state of affairs that even a premium of 50% is charged on holiday lets, they bring commerce into the area , in some cases it is not feasible to change to business rates (one of my properties is an aged property which will not lend itself to the sprinkler fire suppressant system required under change of use) My suggestion is a half way rates base on the amount of nights occupied, the more nights used the less the premium to be. Obviously empty properties and those of very little use to be charged extra.
My company holds the property as an investment. Income is derived from holiday lets. This year the spring/summer shut down reduced lettings. To increase the tax on the property will reduce its yield. There comes a point when it is not an attractive investment. result sale. A local resident would not employ the level of services we employ. Cleaner, letting agent, gardener and builders.
Not penalise owners who wish to live in Wales but have work commitments elsewhere in the Uk and so need another home.
might encourage disposing
increasing the premium would definitely impact on local shops community etc, as these are used by the occupiers of second homes. For people such as myself it would price it out my ability to afford my house. I bought this derelect cottage over 20 years ago, it had been empty for over 2 years and nobody wanted to buy it, so no way would it have helped local needs
Either leave the charge at 50% or remove it altogether, it's an offensive extra charge to begin with
It can't, people will consider selling or converting to holiday lets which will mean less subsidies to council tax and falling house prices in Powys
can't see how to can be minimised. charge more for tax and then the occupiers have less to spend in the pubs shops etc & much more likely to complain about local services. If you charge a premium occupiers much more likely to complain about bins not being emptied state of roads etc
I currently pay about £4,500 each for my properties. For the life of me I cannot see why it is so much. I have to pay someone to put the rubbish out as we have a very long drive. But as we are only there half of the time why should we pay a full amount. I have invested £5 million pounds in Wales in the last 10 years and I think that should be encouraged in a positive way. We are good for the Welsh economy. Another gripe for the last year is we have paid full council tax and yet we have not been allowed to cross the border. I wrote to the council about this and I got a long letter back that explained everything except why there was no reduction. I was palmed off!
Powys has produced no economic case for the 50% and certainly not an increased rate. i would be happy to provide records on how much we have added to the Brecon economy over 16 years- far far in excess of what any of councilor or other jealous, petty lobbyists have spent. This premium is just an easy target to raise £1million a year to waste on pet projects. We have significantly reduced what we spend locally since the 50% came in, We use outside contractors for any work and avoid buying locally whenever practical. I think increasing the premium will have no impact on the number of properties. Owners will reduce spending and some will sell but in the same proportion as now- some locals, some from Cardiff, some from England.
By not increasing the premium.
You will have less properties for tourists to use. Our guests visit many local attractions and pubs as well as using the local supermarkets.
Leave premium as it is, or even put it back down again. People only have a finite amount of money and if it's going in Council Tax it cannot be spent in local shops or attractions. For an area which is so dependent on tourism, Council Tax surcharges appear to reduce potential local spending.

To further alienate those of us who love to visit will stoke the fires of nationalism and resentment, already burning. I don't see how you can minimise this.
This is because it will certainly place us in a position where we will have to sell our property and presumably there are other people in a similar position. From what we have seen over the many years of being there, this does not bring local people into the village. Hard working people like us, who have contributed to the life of the village will be forced out, while people who may want to let/convert properties into lucrative air bnb's will move in and significantly change the dynamics of the place.
They would have to raise the rent on properties.
Our house is in a rural not a tourist area . The owner put the property on the market several times , and failed to sell it . Nobody locally was interested in it . We have owned this property 5/6 years Many people including ourselves will opt to sell if the increase jumped up as much as 100% . . . if those houses aren't desirable to locals , they won't sell .so no one will win .
This unit forms part of our home and is off a central courtyard between our home and is attached to my mothers home and will never be let as a long, short or holiday let. Personally I feel that all cases should be looked at individually and the additional space that this unit creates should be added to the rates of my mothers house and should not be counted as a separate dwelling. If the rates go up any more we will knock a door through into my mothers house and have the rates re classified as it will no longer be a self contained unit.
I would be really annoyed and feel very unsupported if this happened - I am working really hard to support my local community and being penalised for it. This is all about balance - if you tax people too much they will leave and the area will suffer. Our small communities need outsiders and visitors to bring in money etc
When periodically occupied occupier spends money locally and further afield within Wales which assists local/Welsh economy.
Either neutral or negative, but the way this questionnaire has been designed only allows a single response. It doubt many owners would sell up - if that is the aim of the council in some form of social or economic cleansing to remove incomers / people who dont use the property much as they are rich and have it as an occasional bolthole. I can only speak for houses like mine, which are large & very expensive to run, for which there is no or no appreciable local market. Having a regularly occupied large house is a bonus for the village. I can see if I owned a smaller property in a picturesque location and a substantial number of houses were 2nd homes - empty for most of the year - it would be a positively bad thing & that local people should have access to affordable accomodation but realistically they would be sold to other 2nd homers able to pay or let out. That does not apply to my type of house and a one size fits all tax will be most unfair to many owners in my position.
it would be a deterrent for some owners
By not increasing the premium
It is a fundamental law of economics that if costs rise above a certain level that by increasing them there is not the wished for additional revenue but an increasing reduction. At present the council tax premium is a significant sum and any further increase will cause council tax payers who pay this to consider other options which will lead to a reduction in the overall revenue collected.
You should encourage people to visit and not put obstacles in their way
We would certainly consider letting the property go as its run on quite a tight budget we dont generally let it out to paying guests and an increase of this size may not make it viable, perhaps if it was only applied to properties let as a business or unoccupied for a certain period of the year.
I find these questions difficult to answer because our situation is fairly unique
Would bring more hardship to those already struggling to pay the already 50% increase

I think you might minimise it by telling us we are welcome. All we hear from you is 'stay away from your cottage' (Coronavirus) and we want more money from you (this). Nothing to say we are welcome guests in your area.

We make very little call on your services. We don't have children needing school. We rarely use the waste collections as they are vanishingly rare. And you do not spend much on the lane to the cottage which is currently virtually impassable due to mud and fallen leaves on the steep road. It is hardly value for money.

Fewer visitors to the area, resulting in less spending that currently contributes substantially to the local economy. This is boosted by the absence/low levels of use by these spenders of local municipal resources.

Maintaining the Council Tax premium at its current rate would minimise these negative consequences.

Remember - Powys has already benefited from its continuation of the existing Council Tax premium throughout the period(s) of lockdown when second home use was almost wholly prohibited. To now require a yet higher premium risks alienating second/holiday home owners and losing the economic benefits they bring.

People may sell homes, but locals still unlikely to be able to afford to buy them unless the local market crashes. Then there are a whole lot of additional problems for local homeowners.

I cannot see how second homes are causing a problem in Powys. Nobody wanted my cottage when it came up for sale either from an estate agent or when it went for auction. I found it by chance when it was due to be demolished. Even to-day houses in the area are on the market for months and in some cases years. The area where I live is too far from centres of employment. I have seen over the years a small clothing and tyre factory close, in my 2 nearest villages the village shops and post-office have closed, my 2 local village pubs closed and a school closed. Many shops in the nearest town have closed. My nearest town now has a Food Bank. Buses and at the moment trains are not great. In contrast I think you will find that people who have second homes can be very loyal in supporting the community, as in the main we do want to be involved and support all local events.

We have been unable to use the property much due to lockdown. We have to continue paying rates despite this. We may decide to let property and pay business rates.

It is likely that many more properties would be converted to business base with a negative effect on the local community.

Why should people pay more and receive less? Tourists spend more at local establishments. They already are exploited with a 50% hike for things they don't use as much as everyone else. Bins, roads, police etc.

Why does the question above to increase this exploitation further not include a level playing field option of paying the same as everyone else?

It is hard to sustain and justify an increased council tax when the current rate is already felt to be too high in our own instance. In our case, if the property were to become empty it is unclear if there would be a market for selling such a unique and isolated property and the income for the council would be reduced as the property would become vacant.

my property had been empty for a number of years and needed a lot of work, employing local craftsmen. The locals were very happy I bought it and made it look lived in. We and my family support local businesses when visiting and are made most welcome. To increase the council tax further would damage this. Would you rather the house was still empty and looking an eye sore.

My house / home is not in a large town or village so selling and renting would be problematic and it would result in tires being dropped to the place I still call home and return very regularly. Also other family members who have also use the house would lose ties to their place of upbringing and friends.

I hope that people owning them would EITHER move here and contribute to the local community in every way, OR sell up, so that local people can afford to buy houses in their local area.

<p>Holiday lets help the local economy. such as pups, restaurants, shops and other tourism businesses. increasing the rates would mean that the owner would charge more to rent it out, this would make all holiday lets in Powys unsustainable and tourism would move to other areas where the rental cost is cheaper?</p> <p>With the current climate accommodation providers are seeing more costumers looking for self contained accommodation, because of social distancing and family's in bubble groups.</p>
<p>Personally I would be under even more financial stress if this was to increase, as at current time circumstances to moving permanently are beyond my control.</p>
<p>This is a badly written question. People would still own them but resent the council, if anything you would reduce the significant local spend that is generated.</p>
<p>Can't answer this question as im not a planning expert!</p>
<p>You would have to counter this rise by increasing support to these properties - for example by improving rural broadband.</p>
<p>If you are in a position to own a second home or holiday home then you are wealthy and if you can afford this luxury, you should pay full council tax.</p>
<p>people would seek buying homes outside Powys to avoid this penalty</p>
<p>It must obviously have a negative effect to charge people more for the same product.</p>
<p>It would make some properties unsustainable., and lead to loss of local trade, employment and tourism.</p> <p>Tourists provide much needed income to local areas</p>
<p>This tax is already a major disincentive to choose Powys as a place to own a second property. Other areas in the country don't charge this regressive surcharge and if anything Powys as a progressive council should drop it all together. As a second home there is no use at all of the major council services for social care, education or even waste disposal so how can it be justified? We know of many people who have chosen other places such as Cumbria, Yorkshire and the West Country because of this unwelcoming approach. Such an inward and isolated policy will inevitably lead to even less inward investment in the area with further decline in the economy.</p> <p>Other than reversing this policy there wouldn't seem to be any way to avoid a negative impact</p>
<p>If I understand the question Negative means that there would be less. I think that is true, that people would think twice, sell, and buy in England instead. In a town like Knighton there is not much demand for housing, and so it is well priced, therefore encouraging people from other areas to buy and move in. I suspect the number of periodically occupied houses is very few, so it probably wont make a big difference.</p> <p>If the holiday let rules, ie sprinkler systems requirement which was brought in in 2015 were not so draconian, then such properties could more easily be let for tourism, which has a positive knock on effect for the community with more money being spent in the local area, as well as an improvement to the quality of accommodation in the town.</p>
<p>The properties in our community which are second homes are not used for tourism .They are occupied infrequently by their owners who have high incomes.</p>
<p>I'm not sure how to answer this. I think it would reduce the number of periodically occupied properties but I'm not sure if this is what you're asking.</p>
<p>Keep the standard Council Tax enjoyed by the other residents in Powys, i.e. do not charge a premium. As it is, second, ancestral home owners subsidise permanent residents, in that they do not use the services of the Council to anywhere near the same extent. One example of this, is that no household rubbish is collected from my property, as it is located three quarters of a mile from the main road.</p>
<p>It Will reduce the amount of tourism, as i will seek a property in another area.</p>
<p>I think it is disgusting that the council should charge extra council tax when the property is only used for family holiday breaks. The services used during the year are minimal so the council is already profiting from that. Our cottage is very small and would be difficult to be used as a permanent residence and what would we gain from You increasing the council tax astronomically? This would</p>

<p>have a significant impact on people wanting to holiday in the area and supporting and visiting the local attractions and businesses.</p>
<p>Well it depends where you are! It would have stopped me buying a home in Powys as I was renting my main home - a two room flat in London) and was not at all wealthy.</p>
<p>It is absolutely ridiculous to increase the charge when the property causes zero impact to the Council, or the neighbourhood. In fact, because of its isolated location, as it is not occupied full time it is much better for the immediate neighbours</p>
<p>Payment of the increased premium should be based on the number of nights occupied each year. Powys could validate the usage by asking for utility bills which indicate to some extent the level of usage each year. This would mean that the premium was related to the usage and demand on council services eg bin collection etc</p>
<p>I doubt very much that this negativity could be minimised. It is, in my view, and after having owned the property for 17 years and becoming fully integrated into the local community, the worst decision for the rural community that could be made, as it will undoubtedly result in many properties going on the for sale market and remaining empty for many years, bringing nothing into the community. At present, properties that do end up on the for sale market lie empty for many, many months, as the local inhabitants are not interested in purchasing in the area, preferring to move further afield to seek employment. Over the last few years, all the properties in the village that have been sold have all ended up as second homes, holiday lets or B & B's.</p>
<p>Second home owners place less burden on public sector therefore keep their costs lower. They therefore already pay a lot more for a lot less. Also they tend to spend more with local business, restaurants, shops etc.</p>
<p>Increasing the council tax would discourage the occupation of properties as second homes</p>
<p>We consider our situation as different as a family linked property with a long history and links to the local community and it concerns us that we may look at how this would effect our continuation of ownership</p>
<p>I think it would be at a great cost to local communities where the owners of these periodically occupied properties have become an integral part of the local communities where there holiday homes are. Such as joining local darts, pool, bowls and table tennis clubs, keep fit, yoga. that otherwise would fail due to lack of local patronage, plus off to the local pub for food and drink after the sporting events.</p>
<p>Better income for the council to maintain the local area to encourage more tourism.</p>
<p>you will get people trying to avoid paying the increase and declaring homes as business. any new increases should only be applied to new buyers purchasing holiday/second homes - not people like my family who have owned the property - in a non tourist area - for over 40 years</p>
<p>It appears to be assumed that people who own second properties, are extremely wealthy and can afford any form of taxation increases. Both of us work full time and have done since leaving school and do not holiday abroad, as we have a set amount of funds, which we chose to invest in a property in Wales. We chose to do on both affordability taxes and running costs. We also looked into this for the long term with the possibility of moving to Wales full time on retirement and decided to buy and renovate the cottage whilst still able</p>
<p>By leaving the tax as it is</p>
<p>Owners would think twice about continuing to own such properties. This would reduce the spending in the local community by such owners. With our main home being in England, we have been prevented from visiting our second home in Rhayader which has become a total loss of extra spending by us in Powys above the local population. The impact of the Covid-19 restrictions on the local economy - shops, B&Bs and leisure facilities, cafes etc has proven to be a serious downturn in their profitability.</p>

<p>A large number of properties are not suitable for permanent occupation and if they weren't owned as second homes they would fall further into disrepair. Penalising the owners who maintain them, and also bring in additional money from tourism etc.</p>
<p>Increasing the tax would have no impact on the number of periodically occupied properties as if you can afford a second home, then you can afford the Tax. What do you mean by minimised? The question is structured badly</p>
<p>This will either move some owners out of the county or will increase the number using the "business rates" model. Many of these owners have strong current links to the county.</p>
<p>Is really charging people more going to help anyone? Why do you not work with homeowners to find out their needs first.</p>
<p>See previous comments above . You would need to review what resource is actually being used . For example being forced down a route of holiday lets would undoubtedly lead to a greater demand on resource from the LA</p>
<p>this cannot be minimized, antagonizing and imposing penalties on people who genuinely enjoying being in an environment where they contribute to local businesses may drive them away, or at the very least have less inclination, and indeed less cash to support local businesses. It is counter productive, and short sighted, and very sad.</p>
<p>Wales needs tourism and second homes can bring in families who are interested using the local facilities and give work to local trades people. These extra charges would discourage a stock of houses to let for tourists.</p>
<p>The Council tax is already a very large expense. It would mean less money for repairs, less employment of local people, poorer quality offerings.</p>
<p>I can see the rationale for increasing the council tax premium. We are aware that we are in a privileged position being able to own a second home in such a beautiful part of Wales. However as busy NHS employees we have felt it essential to our physical and mental wellbeing to have somewhere away from a busy city to relax and de-stress. However it must be taken into consideration that we make a significant contribution to the local community even if we are not full time residents and that we should not be subject to a hefty penalty for this.</p>
<p>Trouble is - we do not have a choice here - we have to pay whatever additional tax you impose.</p>
<p>I am not able to give an answer to this as I believe that due to Covid 19 we are moving into unknown territory. I am sure that more people will wish to live in rural areas where there is good broadband but with unemployment certain to rise this may not take place. Llanfyllin is not an affluent area and care is needed to cater for all who live there, whether resident or visitor. All home owners must be respected.</p>
<p>It would have a marginal negative effect. Most second home owners can easily afford to pay more. The impact could be minimised by setting out the negative effect of POPs on local communities.</p>
<p>Current owners will sell to businesses for rental</p>
<p>Provide a rebate for those letting the property for visitors</p>
<p>With a year of covid restrictions and further to come reducing the tourists in the area reducing all spend in the area, increasing the tax will squeeze an already squeezed area. After a period of economic review and tourist confidence to return, review then not now</p>
<p>We don't know</p>
<p>I suspect it would affect those being used as a commercial venture but for me it would just be another tax on life. There is something unfair in charging more for local facilities which are used much less than a permanent resident. You are in effect charging a 'tourist tax' and I don't know what public opinion would be on that? If it was national policy - OK, but it is not!</p>

If properties covered by this survey are thought a problem, please try to differentiate between those which are a business (and thus may merit tax treatment) and those that are genuinely a second home (perhaps those, such as mine, that are never let out and are occupied 40 - 60% of the time by their owner).

These proposals need to be re-considered as any further increase in the Council Tax premium will be punitive. As a result, property owners will be far less willing to own and maintain properties within Powys. This will have a long-term detrimental impact, given the very significant, positive contribution made by owners of periodically occupied properties to the local community.

In my case, this includes;

- (a) three adjoining properties owned by my children and let to local families under ASTs.
- (b) provision of local employment
- (c) minimal demand on Council services
- (d) positive impact on the local economy, including hiring local tradespeople and frequenting local shops, cafes etc.

It may deter people from moving in to the area, and make it harder for some houses to be sold. I would suspect that the houses being bought for second homes are not the houses that are in the 'affordable' category.

Dont do it. We add significantly to local businesses, eating out, shopping.

We certainly would not visit Wales if we sold the cottage. My wife's family is from the village, half of the people there aren't even Welsh. I speak the language, no one speaks it there.

There is only so far that we can be pushed. As a proud Welshman who maintains a home here despite working in London and therefore living in England I am greatly disappointed that you seem to want to drive me out. I am sure many others think likewise. Whilst some housing stock will be released and property prices depressed, some houses are likely to still be out of the reach of many in the local community so there is no obvious benefit, even to council revenue since that will reduce as people like us accept we are not welcome and sell up.

This will deter the sale dilapidated properties to be renovated. therefore less income for the community. Don't increase the council tax

I pay the council tax on behalf of my mother in law who is now in a nursing home. We pay a 50% premium and make very little demand on the council.

At the moment we are not even allowed to visit the property.

If the Council tax was to increased by 75% (currently 50%) we would have to seriously consider the viability of using the property as a holiday home. We are already significantly penalised. Currently we visit the home at least once a month (4 people) for anywhere between 3 to 14 days (occasionally more). During this time either ourselves or guests spend significant income with the area and especially the town utilising local shops and restaurants. We are a net contributor to the region and are being penalised for doing so!

We also, whilst contributing via current excessively high Council tax, have a negative impact upon the Council by way of infrastructure. We have never in the 17 years we have enjoyed our holiday home needed to utilise any of you emergency, educational or social services. We rarely use your recycling facilities usually taking such refuse home with us. we also use a local farmer to recycle our garden refuse which he then uses to compost and sell.

You appear to be one of the very few Councils that penalise second home owners which actually happen to generate income with nominal impact.

Our property stood unsold for many many months prior to our purchase as no local builder was interested in the renovation which we completed using only local contractors (all within a few miles of the property). We have not done this for profit as in the town in which we have our second home property prices have not increased, we were not expecting them to do so given the poor state of the market in the area. With unemployment levels and job opportunities low I would expect that the property would not easily be sold.

The Council should consider encouraging second home owners to let out as holiday homes with more

generous time limitation periods and in doing so this would increase tourism and generate income to small businesses who are desperate for support.
I think people will use local facilities less.
It will bring more money into the county allowing more services to be retained properly. Proper support for residents.
It is important for the Council to find out more about the circumstances behind these "pops". In our case the house is part of the family connection with the area: in other cases it has been saved for in order to provide access to countryside which has become much loved. In other cases it might be an investment and there are other reasons. Often these homes do not burden the council with extra demands on services, but provide a financial contribution to costs. Many owners are keen to "put back" into their local communities. It is a topic which has many negative connections and I think more evaluation is needed to find out more about the circumstances.
Don't increase the Council Tax premium. There will be a reduction of such properties and less economy for the local business community. It will increase 'loopholes' for owners to investigate any increase.
While I have no idea how many second homes there are in Powys, I imagine a number of existing second home owners will consider selling up if the council tax is increased, which would could impact adversely on the local economy. I see no rationale for paying a higher level of council tax for the level of services we have which are relatively limited in a rural area.
Properties would be sold and second homes purchased in more friendly Counties. This would reduce the spending on leisure activities locally.
Tourism is such an integral part of Powys life that anything that could disrupt or dissuade property owners from managing these properties and possibly selling them off would be bad for the community.
Increased rental charges for tourists and less people using these places - putting Powys (again) at a severe disadvantage of many other local authorities in Wales.
Current holiday let rules allow proposal to be easily circumvented. and if tax too high would encourage people to do it.
If a further surcharge of 75% is introduced. Extra provisions should be made to ensure that those second home owners who are an actively engaged in the community around them are not unduly penalised. So perhaps some extra banding reflecting the time occupied by second home owners, eg 75% charge for those properties which are occupied for less than 270 days per year.
We would no longer be able to employ the many local people and businesses both in the house and grounds and the woodland we own.
Put plainly this is an opportunistic tax regime that can be honestly conceived as a means to charge incomes for services not received. A vibrant community emanates from a vibrant and production based local economy. Second home ownership represents the will of some to enjoy the benefits of our rural environment - owners, and guest bring in wealth to the economy. Punishing this desire will not create the needed industry to attract and retain a community. Be honest about your goals and the unattractive politics of greed.
The house I bought was a low cost house that nobody local was interested in due to location and lack of parking / accessibility. I would sell up and move on, as I am sure many others would. We visit as often as able and always ensure we use the local businesses and resident for any work that is done (Upkeep, gardens, repair and maintenance, the local shop, pub for food, etc). If friends and family stay we also encourage them to do the same. It was hope to be the place we move to in a few years, but simply couldn't afford the upkeep of further increased council tax (we wont be alone in this). Furthermore, during 2020 when we were unable to utilise the property there was absolutely no care or consideration of this by Powys council. Quite simple, we would look across the border into England (all of a few hundred metres away) and buy there instead where these ridiculous taxes are levied.
More services should be offered by Powys

<p>The Council would be reducing the number of visitors as properties could be priced out of the market. For rental visitors the price would have to go up and cease to be competitive to families. It would also reduce the income from visitors who shop locally and support local businesses, tourist attractions and the like! People visiting our cottage spend much money and time in the area with little extra expense to the County services, which is greatly outweighed by what they contribute to local businesses.</p>
<p>It is likely to result in the occasionally occupied properties becoming emptied, unused and on the already saturated market.</p>
<p>This will affect people that have cared about their properties in Powys to sell, this is an awfully high price to pay for not using any service like schools, do you want the schools over run? And doctor's surgery? It will change the types of people coming to live here, it is still an awful lot cheaper than other areas in the country. It will not cause owners to register for business rates or rent out, because you will make their property liable for capital gains tax. There appears to be a greed and jealousy attached to property ownership, all want to cash in! I am sure there are other ways of raising money, maybe stop central government cutting funds!</p>
<p>It is a punitive policy. My partner and I bring money earned elsewhere into the local economy which is a boost to the economy as most of our spending is in Powys</p>
<p>Keep the Council Tax premium as it stands.</p>
<p>People may have to sell and these properties may well end up empty. It's also worth noting that we take little from Powys Council - we take our recycling and rubbish back to Bristol as we can't leave it on the road because of local wildlife and high winds! We also have our own water supply and UV filters; we have a septic tank and solar panels that contribute to our energy usage.</p>
<p>It would reduce the number of periodically occupied properties</p>
<p>I believe the 50% surcharge already constitutes unfair discrimination,</p>
<p>some will sell and you will get less council tax which will mean higher taxes for every one else if I do sell I won't have a good reason to come to Wales as I live 254 miles away I have not seen my house for a year but you still have your council tax plus premium tax a rebate would be good as I have not used any services for a year</p>
<p>I don't think it could be minimised.</p>
<p>It would reduce the numbers of people coming here that contribute to the local economy.</p>
<p>People would leave as soon as possible</p>
<p>The obvious incentive is to use the property as a holiday let for the minimum period and claim relief reducing the council's tax intake.</p>
<p>I do not know.</p>
<p>People who can afford a second home property will be able to afford the increase in council tax</p>
<p>As it is the blanket application is a relatively crude tool. There could be some distinction made between how the properties impact on the communities.</p>
<p>That's your plan so more likely than not that'll be the effect.</p>
<p>By not increasing the council tax premium. I believe the current charge is more than enough.</p>
<p>If the Council Tax premium was raised and we had to sell our property, in all probability somebody else would purchase it as a holiday cottage. Therefore the situation would be the same.</p>
<p>Don't increase the tax!</p>
<p>Increasing council tax premium would either cause owners to sell, often to other more affluent second home owners, or they would simply remain but have less money to spend locally. A sufficiently high increase in tax would ultimately drive away owners and reduce the number of periodically occupied properties to zero</p>
<p>I think that many owners of periodically occupied homes will not be overly impacted by an increase in the premium from 50% to 75%. I do though feel that something needs to be done, if possible, with the council tax payable in the first case, we own a studio flat with a floor space of perhaps 25 sqm. There are 6 other flats in the building split 50/50 between periodically occupied and full time occupation. The starting point of council tax pre-premium feels too high (they are all band A) and I</p>

<p>know that some of the full time occupiers struggle to pay £90 per month. One is a former agricultural worker who prior to buying his flat on retirement lived in a caravan and the council tax amounts to around 10% of his monthly income. I am content to pay the premium, but I do think that something has to be done to reduce the council tax payable on micro homes.</p>
<p>It may encourage some to sell this reducing the number and impacting tourism to the area. It will increase the cost for those looking to visit as well.</p>
<p>It would probably reduce the number to the detriment of Powys - see below</p>
<p>Many properties owned as holiday are historic and PCC has no record, we have a relative who lives in Scotland who inherited a house in Welshpool last century, she claims the single allowance and visits 2x p.a..</p>
<p>The negative impact of increasing the council tax premium would be that there would be fewer periodically occupied properties in Powys. This would defeat the object of increasing the tax, as fewer occupied properties would reduce the income to the council. We can't see a way of mitigating this if the increase is imposed.</p>
<p>I think that the council tax is very high in relation to services available in other regions. Increasing the council tax when the services are not used seems unreasonable.</p>
<p>Less support to local shops etc.</p>
<p>Leave at current rate</p>
<p>Each situation should be considered in an individual way, rather than a blanket approach for all periodically occupied properties. These should include place of birth, family connections, location of property, public transport links & local amenities.</p>
<p>Don't increase the premium - 2nd home owners (and holiday accommodation providers) will register for business rates.</p>
<p>it would discourage investment into the community in occupation of properties that would be beyond viability for many locals eg remote abandoned or derelict properties being renovated .</p>
<p>Any premium is going to be negative. Nobody will want to come to Wales and pay more we do it because we have history in Wales, it is miserable cold and wet most of the time. I will change this to my main home so you will not gain. It is a disgusting way to make money.</p>
<p>It is difficult to be sure but there is an abundance of properties on the market in Llangammarch postal area in which our property is situated; adding to the market by reducing the number of periodically occupied properties is more likely to depress the housing market and the local economy than to improve it. House prices have not increased during the period of our ownership; in fact the value of our property fell between 2008 and 2016 when it was last valued.</p>
<p>People will sell or leave the property empty and cause possible deterioration in the available stock of housing</p>
<p>It will give people less money to spend on their property and within the local community. This could be in the form of bringing food with us from supermarkets, which is cheaper than using local shops. Not using local trades or services. The already excessive charge for only part time use of the minimal council services is unpalatable. I think it would make people look at other areas when investing.</p>
<p>By keeping the increase in premium as small as possible.</p>
<p>We would have to think again about staying in Wales, which would be very distressing as we love it so much and we couldn't afford it.</p>
<p>By distinguishing between properties that are used as holiday lets and therefore rendering an income to their owners from properties which are family holiday homes. The proposed increases could be significant for a family, where they could be absorbed by a business.</p>
<p>If planning permission is only for letting months, part of year, it seems wrong to pay more council tax on months when the property cannot be occupied</p>
<p>The council tax is already far too high and is having a negative impact on the way we feel about Wales.</p>

Do not increase the Council Tax premium, most wool shops in Mid Wales have closed already, some of thjis is due to the previous increase that you inflicted on the sector.
By not raising it ! Many such people make a huge contribution as they value and support the community. Making it more likely that they let out the property to strangers in no way supports the community.
The whole approach to tourism in Powys is "sleepy" compared with other scenic areas. As in the Lake District create a online system that advertises facilities and supports homeowners to rent out property for holiday lets etc. This would bring income into the region.
Clear explanation would be needed to avoid creating a feeling of resentment and negativity amongst owners and users, unless the aim is to reduce the number of such properties. This might not be the case where such properties are commercial ventures.
It's positive if the money is diverted into projects that support affordable housing. I think many people will probably still be happy to pay an increased premium to have their second homes but it will provide a fund from which you can provide answers to some of the problems created by them. This should very much not be allocated to social housing, which already attracts the social housing grant but to community projects, which answer a wider social need and for a wider group of people, and can't easily access the same funds that RSL's can access. The Communities Creating Homes programme of the Wales Co-operative Centre can support in delivering this.
I think a large number of periodically occupied properties would be unable to continue renting out. Only the businesses would survive, and possible more properties that only rent out occasionally could consider making their home a business.
This is an outrageous tax on people that own properties in Wales. As owners we contribute hugely to the local economy whilst using very little of local services. I'm sure any Welsh people owning property in England as second homes would be similarly outraged if this unfair tax was reciprocated. I wonder if this is even legal.
It is already a punishing rate of council tax for those of us who use far, far less of the council's services than those who do not own POP's. I do understand that Powys, like so many, is struggling to make ends meet, but how much ill will/negative effect does this create for the monetary return? There is this strange perception that we are wealthy people who can simply be stumped for cash. In the case of ourselves, whilst admittedly we are better off than some, we simply cannot afford further increases. It is already perceived by us and many as grossly unfair (because we use barely any of the Council's services) and I suspect that this could be a tipping point for many owners, as it would be for us. I am deeply saddened that this is the view taken by the government of the land of my grandmother's birth. If there was likely to be some compensatory benefit, I would acknowledge it, but I cannot see that in our area and, I suspect, in most others, there would be any benefit. On the contrary, people like us would leave, local holiday businesses would become unviable. All the businesses that we and our ilk spend money on, all the local services we employ would not be replaced by local residents.
See the comments above relating to tourism and Council resources.
Do Not penalise ordinary folk, I've worked hard all my life and bought a second home to be near relatives and help my husband improve my husband's health. You would be losing the extra 50% I pay at present, and from any other second home owners who'd choose to sell. Second home owners, not landlords, quite often maintain their properties to a good standard which improves the appearance of any village or town. There are many villages across Wales where if it wasn't for the second home owners the properties would be empty and semi derelict, as the young have moved away because there are no jobs, shops pubs or amenities. I have had property in two villages like that.
Peidio ei godi
Gobeithio bydd llai o bobl yn prynu tai haf yn y sir, sydd yn peth positif iawn ar ran cadw pobl lleol yn eu hardal lleol a chreu cymunedau cynhaliadwy.
Yn gyntaf dylwn nodi y dylid codi 200% o dreth ar y tai hyn, nid 100%. Byddai hynny'n golygu mwy o gyllid yng nghoffrau'r cyngor i fedru ariannu nifer o bethau eraill yn fwy effeithiol.

B6: What impact, if any, do you think increasing the Council Tax premium on periodically occupied properties would have on the availability of affordable housing within Powys? - If you have answered 'negative', please tell us how this could be minimised:

This would allow a fair balance if you have the money to have a second home, you should contribute fairly to the local community. If people chose not to have a second home due to the tax, then more homes will be available for the local communities.
House prices are what they are, I don't believe the reduction will reduce house prices and therefore won't be affordable still
There is no evidence that penalising will increase availability as investment would fall, leaving older properties vacant or rundown.
Local people on average local salaries have more chance of getting a rental property or getting on the housing ladder which would help the local economy and be a more consistent contribution to local businesses
rhyddhau eiddo sy'n sefyll yn wag yn agored i bobl brynu
Unless something is done by the council to provide affordable housing within Powys increasing council tax premium would have very little impact. More has to be done to stop the selling of homes to be used as second homes in Powys. Unfortunately locals are unable to compete with the rich from outside the county who drive up house prices.
There may be a very modest increase in properties on the market, but I doubt that this measure on it's own would be significant enough to persuade second home owners to sell.
I think in many cases, the properties are already unaffordable, getting onto the housing ladder is not easy and locals need affordable and sustainable housing not houses, that would be put on the market by the current owners to make a huge profit.
There is not enough housing at this level to generate enough finances to provide for local people. The council needs to look beyond this increase. You need to consider more long term sustainable solutions. For example Providing grants/interest free loans for deposits for locals.
No impact at all, as these properties have already gone out of the housing market.
None and it is scandalous that you try and link the Town things together. PCC have approved. Farm with NON requirement for affordable homes. If PCC wish to improve availability of affordable homes, then required developers to build some!
NONE IF PROPERTY NEEDS EXTENSIVE REPAIRS TO MAKE PROPERTY HABITABLE
What housing stock do these people own? Are they large houses, and holiday chalets? If so these perhaps wouldn't be affordable rental properties.
Affordable housing is only one part of the equation. Tourism and associated works to holiday homes etc create value and jobs. There's no point having loads of empty houses (i.e. affordable) if the people living in them have no income.
Selling a second home is unlikely provide a greater supply of affordable housing given they would be sold at market value and Powys house prices are high
Will make no difference as first time buyers can't get mortgages anyway, due banks raising the bar. Help first time buyers, build more affordable homes.
These properties are usually in rural areas and cost too much for those on lower incomes. The number of affordable houses needs prioritising either by building them for sensible long term rents or offering financial support to help people with mortgages
See above. I doubt this policy on its own would help - council needs to consider that the COVID crisis is likely to have an impact on the housing market in rural Wales in general.
I cannot see any evidence of a link between the second home/holiday rental market and the availability of affordable housing. Where is your evidence for this assertion ?

Affordable housing provision needs to be in the right place and be of the right type, and is linked largely to land costs
What evidence is there to suggest any relationship between the availability of affordable housing, and housing used for periodically occupied property
see answer above
No impact whatsoever.
A lot of holiday or second homes are in locations which would not normally be suitable for people needing affordable property.
Again, I can't speak for the rest of the county, but there are many available homes for let and purchase near mine, as well as open land, flats, etc. This would be an attempt to solve a problem that doesn't exist.
very little. now a reduction in the rapidly climbing council tax (for locals) would be a good thing. Services have plummeted of late so it should be a reality. we have no A&E and no local surgery any more. most of powys has VERY FEW services from the council, yet a massive council tax bill. its utterly incongruous!
Periodically occupied houses, such as mine, have been developed to a VERY high specification. If it were to be a long-term let, it would be priced at a very high rent. It would not be affordable housing. Raising the premium is absolutely NOT going to increase the stock of affordable housing in Powys. Belief that this could be otherwise in this is entirely false.
Your planning restrictions appear to be the critical barrier here, nothing to do with second homes.
See answer above.
Unable to answer this question fully as you are giving no statistics such as number of properties in this category and the additional income received from the initial premium and the expected additional income expected.
Depends of if you mean affordable to buy or to rent. See answer 3 section previous.
Many of these properties are in less accessible places with limited or no local facilities and would not necessarily be attractive to individuals needing affordable housing. Numbers of people employed in agriculture has plummeted in the last 1/2 century creating vacant properties. Deterring holiday home-owners may result in more derelict and unused rural properties as happens in other parts of Europe. Policies that support visitors using the properties more will arguably result in the properties being maintained well and more economic activity.
Less council tax revenue to spend on affordable housing as owners would sell their periodically occupied property.
As mentioned before many second homes are in remote locations and difficult to use as main residences. A great many second homes would be too large for affordable housing so by driving out second homes you would not gain additional affordable housing. Doing the maths if your increase of 25% drives out more than 2 owners you have then lots income to council tax. In these difficult times it is highly likely people will try to sell their second homes thus depriving Powys of further income.
As above
affordable housing is needed but also the infrastructure for people to get on with a good quality of life. Accessible transport routes, good local schools and varied job sectors as well as access to health services
It won't change the value of the house in herited.
Most people would not sell up but look to make savings in other areas. I am in Band A and this is what I would do. I am currently doing up the house I am in and doing it slowly as I have not got funds. The house had lain empty for 7 years when I bought it as it had not heating (still doesn't) and needs a lot of work. It is habitable but not comfortable by modern standards. It cannot be rented out as people expect heating and hot water.

<p>Prior to lockdown & even now the market in Powys is active & prices are rising. Forced sales of property like ours will have little effect on price levels locally because demand is rising, thus taking such properties even further out of reach for some who are in the "affordable" category. You cannot buck the market with punitive taxes of the sort you are contemplating.</p>
<p>My value of property would not fall into the 'affordable housing' category.</p>
<p>Minimal impact</p>
<p>I think this depends on the area. I believe some areas (North Wales and Pembroke) have more of a problem with this than Powys. When we bought our property in Powys in 2019, there was a fair selection of small properties on the market which were not being snapped up very quickly or going for more than the asking price. Actively discouraging second home purchases by raising the premium higher could have a very negative effect on the local economy in other ways. We also feel it would be very unfair to do this before we get through Covid as we have been locked out of Powys for 4 months in the last 12. We want to support the local economy. We have been doing this where we can by ordering things online from Powys suppliers even when locked out! Please let us continue to help this rural economy by making it possible to continue to run two small homes and live there as often as Covid regulations allow.</p>
<p>Would have to charge higher rents</p>
<p>We would have less money to spend in the locality . Our property has been in our family for generations (three that I am aware of). We have never rented it out. We would not consider selling as we would like to retire there eventually and also pass it on to the next generation of our family to keep the family link with the village</p>
<p>Affordable housing is a contradiction in terms. It is the low salaries that are the issue. It would appear that there is an over supply of terraced housing in our area, many of which if left empty would deteriorate.</p>
<p>don't do it</p>
<p>Can people in Powys afford to purchase any second homes returned to the open market ? I think given the current economic climate, lockdowns and job losses the answer would be no - and what do you consider affordable housing in Powys ? My property was over £200K - does this qualify as affordable housing ? I think not.</p>
<p>It's not situated in an area where young people would be able to find work.</p>
<p>If you are forcing people to sell do you believe this would increase the stock of affordable housing in Powys? I doubt it would. People who cannot afford to pay and cannot sell will just let their properties deteriorate. I have never let or rented my cottage and would never want to do this no matter how dire the situation with unaffordable tax might be.</p>
<p>Increasing council premiums on rural properties and small holdings will serve no benefit for the affordable housing due the nature of the properties in there rural locations. Affordable housing needs the infrastructure in place to make it successful, rural properties by their definition cannot help provide this. revenue loss from second homes and small holding owners selling their properties will be substantial and counter productive, already many owners are being forced to reconsider their current position due to the escalating costs. This increase could more likely cause total loss in revenue to the council.</p>
<p>More housing is possible if the economy grows and to help with this more tourism is required. Minimise damage by not increasing or banding the premium according to the amount of useage . Ie if 25% of year in use premium is 25% if 75% of year in use then 75% premium . At least this is a fairer way of charging.</p>
<p>The reason for my counter intuitive reply is that in most of Powys there is little housing demand and the main local need is for a varied economy.</p>

My property is not suitable as a long term home. It is remote and has few facilities therefore would not have any impact itself. I feel that in trying to contribute to the area, financially, if the council tax was increased I would be being penalised for doing so.
I believe the total collection of council tax collected from second homes would fall below the current level, if it is increased, as second homeowners look to reduce their exposure, resulting in a smaller allocation going to affordable housing projects, which the current additional 50% is supposed to be for. Counter-productive as mentioned above.
These houses are often in rural settings with land - and not in the "affordable" category,
I would actually say minimal. Most of the pressure is from holiday lets which do not pay council tax.
By reducing the Council Tax premium and hence encouraging visitors and therefore boosting the local economy. This would then encourage developers to build more housing.
I don't think there would be necessarily more affordable accommodation available. Those rich enough would afford to keep their second homes and other people would sell.
More people will hate coming to your county. My friends who help me maintain my house would never be able to stay. Any services or work needed won't get done it will become derelict. Or vandals might burn it down. Why would anyone want to take someone's home away from them. It won't make anywhere more affordable
I think people who have second homes can likely afford the extra council tax. I just don't see why as higher tax payers anyway they should be made to feel unwanted by the locality in which they have chosen to have a second home. I don't think it will free the housing market up and I am unaware of people being unable to buy homes in this area. There are new homes popping up everywhere, and plenty of small first time buyer accommodation available in Victorian terraces in town.
Housing in Wales are more affordable than the rest of the UK . The road were i have my holiday let has a house thats been on the market for 2 years and very affordable so were is there a shortage ? if council tax is increased on these properties like barn conversions there will be less places for holiday let so encouraging outsiders to buy the cheaper houses to use as their holiday homes
Reverse this money grabbing decisions
My reason for being in Penybont, the village of my birth, is to invest in the local economy and carry out my responsibilities. I am a member of the Radnorshire Society.
These properties are not suitable for affordable housing
my property owned/built in 1934 on a farm would never be available on the affordable housing market
Powys council needs to build affordable housing in areas where there is employment
In our case, being remote, there will be no effect.
I do not dismiss the concern about affordable local housing but always hitting second home owners without discrimination is not the answer. We also employ a range of local craftsmen throughout the year, as well as supporting local businesses.
In my own case I would have to find a way to pay. In any case, the cottage I own is unsuitable for all-year-round occupation so would never contribute to the stock of 'affordable housing'.
None of these properties could be considered "affordable". Affordable means 80% of market rate which is already way beyond social rent. Don't do it.
Of course we want properties lived in and affordable. Winters are hard in mid wales and people don't always want to live in temp accommodation on windy hills in the Winter months. It can still be affordable and used periodically and still benefit the community but silly council tax hikes will make things harder and more expensive for the people living periodically in the area
As above, the house is only as good as the infrastructure you provide for residents - which outside of towns is currently non existent.

<p>Without a significant increased availability of jobs, schools and health care there will not be any demand for affordable homes for young people and families. The negative side is that you will have made more homes available for the retired with the consequence that would have on the communities. The average age of our community at the moment is mid 50s.</p>
<p>The rationale that the council uses to justify an increase in the Council Tax is erroneous; there is not a housing shortage in the Welshpool area. One only has to look at the number of properties for sale and for rent to realise this.</p> <p>It takes quite a time to sell houses in rural areas , as there is a lack of jobs. Unoccupied properties deteriorate and add nothing to the life or economy of a locality. In fact, often they are an eyesore and a target for vandals.</p>
<p>I dont know - my property is unsuitable for permanent occupation - poor driving access and very primitive conditions</p>
<p>Could be negative as more second homes would have to be used as a constant letting business, to offset the increased cost - economies of scale.</p> <p>But could be positive, as people sell as they can no longer afford to have a second home. This could cause a mass house price collapse, which could leave existing dwellers with negative equity, but would increase availability for affordable housing.</p>
<p>In most cases the lack of availability of good public transport would preclude any positive impact as any potential residents would have to get to work and shop, which would require a car and the associated income needs</p>
<p>There are plenty of homes available in the area - there are less jobs. Rental values are falling and while the initial surge of people wanting to move to the country (all over the UK) has created a surge in prices its levelling off. Compare that to the welcoming attitude in Herefordshire which has seen an increase in population and with greater working rom home than working in an office the rates of occupation are going up. I pay a hefty premium already and as we currently live in England we have been "banned" from using our family home. My local MP is looking at rebates on council tax,</p>
<p>The number of properties empty in Llandrindod will only increase.</p>
<p>None, is there a vast supply of affordable periodically occupied properties? Some people will sell to those who have greater financial resource either as a main home or a periodically occupied property. How many affordable houses could be built in Powys through the tax gain of this proposal?</p>
<p>No comment</p>
<p>You are trying to force the sale of second homes, its not happening now and will not happen in the future The influence of people moving into the area from better off communities will continue as it currently is even in these troubled times.</p> <p>Socialists always try to control markets it has never worked in the past it will not work in this case. Affordable homes need people to have the income to buy them from cash from better off areas and encouragement by not making the base housing stock even more expensive.</p> <p>When speaking to people who were thing of building in the National Parks they purposely have made alternative arrangements to build out of the area because of this tax. Therefore no new homes - a home goal</p>
<p>Powys Council could buy our property and let it out as affordable housing</p>
<p>Increased building of new affordable homes would provide work and income, the reason we had to leave Wales was because our company's moved to England.</p>
<p>I left Brecon in the 1960s because there were very little employment available. My late mother, a widow was Postmistress at this address until she retired. The cottage was left to me in her will and I intend keeping it to pass on to my grandson when he is old enough.</p> <p>I regret the imposition placed on me by the WAG to increase the council tax as I have been unable this year, because of your restrictions to be able to use it as I would have done - hence the lees than 31 days. Normally I come down to Wales on anniversaries to look after graves, see relations and to do maintenance. This work is carried out for me by local trades-people so I am supporting the local economy.</p>

If you increase my Council Tax then I want the Council to provide mains drainage to my and adjacent properties at your expense. This will offset the costs of septic tank clearance and maintenance. As far as I am concerned I did not mind contributing a fair tax but I do not get the same benefits as other tax payers and am being penalised as such.

It is time you put your House in Order and stop this abuse of Power.

If owners decide to sell rather than pay increased council tax they will sell at market rate.

This will not increase the stock of affordable housing .

I do not think that tinkering with the economics of the tourism industry would have any impact on the availability of affordable housing. An increase in affordable housing should be promoted through the planning process. Affordable housing is not profitable for developers, therefore they have to be forced to make such provision. This should result from appropriate planning procedures.

The premium on POC's is irrelevant.

I believe it is unlikely that the type of homes in Powys that are used as periodically occupied would make useful returns to the stock of available housing in the county. The majority are renovated old or semi-derelict properties, converted barns etc. These have ongoing maintenance requirements and are often not suitable for continuous occupation or modern family living. They would not be affordable because of the ongoing costs associated, even if they were available at an affordable purchase price.

Our own property would not even exist had my family not rescued it from demolition in the 1970s, and would therefore play no part in the availability of housing stock.

In some areas it may have a positive impact, in others it may not affect this market at all.

I don't believe it would have any effect.

Many of the holiday lets would probably be too expensive to qualify as affordable homes especially in the more popular areas of the county. The result would be to say the least have a very small impact on the need for affordable homes. If the intention of the increase is to hope that people will sell their homes then I doubt if that will be the case, many homes are run by older people who use the extra income to supplement their already falling incomes from savings or pensions.

There are three items affecting affordable housing, Firstly the desirability of the area for tourism and secondly the provision of good, well paid jobs, and finally the provision of adequate housing stock. You could take the approach of making the area unwelcoming to tourists, and increasing the premium is definitely sending out this message.

So arguably you might release some housing back for potential local use, but are these "affordable" houses, would it cause a drop in house prices so that they become affordable (local existing home owners may not thank you for this) ? I suspect not.

I'm not sure what the plans are for building houses in Powys, but make sure that those that are built are affordable and put covenants on them such that they can only be used / occupied by local people.

Are you referring to affordable or social? If the council is concerned about the volume of affordable housing in Powys it should consider out further energies in developing discussions with Central Government to increase social housing building and not aiming at second home owners to fulfil its criteria or increase its coffers.

I can see that many properties would become available as the tax increase would cause people to sell up. But there are many very remote buildings that many people would not consider making a regular home. These properties will be lost, will decay, they are part of the beauty of very wild bits of Wales and should be considered separately with regard to the council tax. Many are only used as holiday cottages as they are too remote to be practical permanent homes.

Many properties (modernised, in the past, using local builders) would be beyond the financial reach of low-income local families. Increasing the stock of affordable housing needs to be tackled by other means, such as an enlightened council policy regarding land acquisition for building at an acceptable cost.

On balance, however, the pool of property available on the local market could be increased if a

<p>significant number of the owners of periodically occupied properties put them on the market at an 'affordable price'. It is doubtful if this would happen. Moreover, it is well-known that that many low-income families depend on rental property - not house purchase.</p>
<p>Because many are not affordable housing</p>
<p>There is a shortage of housing in our town - affordable or otherwise! There are not enough modern, family-sized homes. Unless the premium is used directly to build houses, it will do nothing. Long term letting (i.e. becoming a landlord) is seen as too difficult, costly and time-consuming, which is another drag on housing availability.</p>
<p>The council are not doing enough building of affordable housing in the area. Plus there are no jobs to keep people here any way</p>
<p>i feel that our house does not effect the availabilty of affordable house within Powys</p>
<p>We would consider selling our own property but it is so small that I do not think it would be viable as affordable housing for local residents. So would have no effect.</p>
<p>NONE.....Not one affordable property will come on the market, it will just mean, that you screw more money out of hard working people, so that you can spend it onwhatever you spend it on, God knows??</p> <p>Maybe you are spending it on building new affordable housing?</p>
<p>None. It is said that the housing market is booming, with new patterns of working e.g. from home. Raising the Council Tax on periodically occupied properties will not contribute to a better supply of affordable housing. If second-home owners were driven to put their properties on the market, the current market prices would not be anywhere near « affordable ». Such properties would attract well-heeled incomers or outside investors taking a more long-term view. The availability of affordable housing is very important and Powys needs to tackle the problem ... but clobbering the owners of periodically occupied properties would not produce the result that this question seems to imply.</p>
<p>Not applicable to us</p>
<p>Very little in the case of our village. The 'old locals' are getting older and dying out and its the 'incomers' that keep the Village alive.</p>
<p>Me renting my property will not make it affordable - there is NO WAY I would rent to benefit or make it a HMO after the hell the council and government through on another property. I was left with thousands of damage and just missed the 6 months grace period as a result. Me selling my property will also not make it affordable.</p>
<p>Less income from tourism. Less income for local business ie. plumbers , electricians and builders. Second home owners tend to buy run down properties and restore them or convert them. These properties are more likely to be lost for ever if it wasn't for people renovating or restoring these properties !!!</p>
<p>I would like to say it would increase the number of affordable properties, but I'm afraid I doubt this will be the case. Second home owners will mostly just complain and pay the increased tax bill.</p>
<p>Not sure how you manage this one - around Hay the prices are quite high so you'd just drive out people who are not the super rich and end up with other rich people buying unless you force local sale.</p>
<p>Please see my previous comment.</p>
<p>Increasing the tax has been proven to have no affect on the affordability of property it just another tax.</p>
<p>None whatsoever. At the margin it will encourage less committed second homers to sell up and move elsewhere, and conversely deter prospective inward investors from buying property in Wales. Unless you think it would provoke considerable exodus, I doubt there will be any impact on local property values which are what they are in most places (Llangattock is not Padstow for example which is one reason why I have a property in Wales rather than my native West Country).</p> <p>Almost by definition, the properties found most attractive by second home purchasers do not fall into</p>

<p>the "affordable housing" category in terms of either location, type, or price range, so driving off second homers, is unlikely to increase the stock of cheaper properties for full time residents.</p>
<p>So many of the properties are isolated and local people do not wish to live in them in most cases</p>
<p>housing would be sold at higher prices than locals could afford to Londoners escaping crowded English cities</p>
<p>Second homes are not affordable for most locals</p>
<p>Raising the tax rate is likely to reduce the demand for housing and that may see a fall in house prices. Whether the council, or other social housing providers, will wish to purchase properties as a result is another matter. When I purchased, the house I bought had been available to be sold for over a year with I was openly told, no serious offers having been made. Had the council wanted the property to provide social housing they had ample opportunity. That can be seen now. There are many properties available which have been available for extended periods. If social housing providers want to acquire property they have ample opportunity to do so. The evidence therefore suggests that increasing the tax it will have limited impact. Indeed the absence of second home owners in the market may discourage builders so reducing the supply of new properties.</p>
<p>Local people seem to prefer living near or in towns with amenities and are not interested in old renovated buildings in difficult to access positions. They are not so interested in the 'romantic' side of their historical buildings and they will be left to deteriorate once again if vacated. People now require a different style of amenities. Periodically occupied properties are not pushing up the price of property as many people may feel, they are largely utilising properties which are not so attractive for modern living. Would the vacancy of these house's really go towards the availability of affordable housing in a substantial way? Are you openly considering taxing what some might, incorrectly, see as the 'privileged' to force some vacant properties? Would these then fall into the category of affordable housing sufficiently to elevate the housing shortfall or would the affect be detrimental to the Welsh economy. Estate agents, builders and associated trades not to mention tourism and local shops and restaurants. In effect lowering the tax revenue of the Welsh government and making the building of new homes with modern amenities that are required more difficult for them to finance.</p>
<p>Properties would still be unaffordable in rural areas and not available to rent.</p>
<p>Many second homes wouldn't be classed as affordable</p>
<p>The housing used for periodic occupation isn't generally in the affordable category. Many old buildings were derelict or in poor state of repair before being renovated for holiday lets. Those people who use them bring spending power and different experiences to share (eg overseas visitors).</p>
<p>I dont think the value of properties would change and for example they would not change overnight.</p>
<p>I do not think that forcing the vacation of second homes, by putting an even greater premium on the Council tax will increase the availability of affordable homes in Knighton, Powys. I believe our home and others like it, will not be affordable in the longer term. Such properties need maintenance!! The current Covid-19 crisis has meant that second home owners have been unable to either visit , or use, their second homes and to benefit the local economy, in the way which they would have liked. We have not used local services such as refuse collection, roads, lighting or drainage etc. One could argue for a lower rate of Council tax, currently for those of us kept away from Wales.</p>
<p>In Knighton there is no shortage of affordable housing. In addition there are two large derelict sites where the clothing factory and the tyre remould factory stood, which have not been redeveloped due to lack of demand. My property has only one room downstairs so is unsuitable for families.</p>
<p>I guess if some owners are deterred by an increase in Council tax and have to sell, then the property could be made available for affordable housing, particularly at the lower end of the market, but this would not apply to all homes and could well lead to a loss of investment in the area by more expensive property owners pulling out.</p>
<p>I would sell to the highest bidder who would probably use it as a commercial holiday let. This may provide work for locals but would make no difference to the stock of affordable housing.</p>

Most second homes do not fall into the affordable category. So it could be minimised by not punishing the generators of income.
Only if home owners decide to sell and prices are generally not affordable. This would require cheaper housing stock. They would have to compete with the tourism trade, which would make more money for home owners of second homes.
The house we purchased in Powys had been on the market for over a year before we purchased it and this seems to be fairly typical for the area. This is hardly indicative of too few houses being available, but more an issue of affordability due to limited employment prospects. It is unlikely the proposed increase in Council Tax would lower property prices.
Reducing local economy will have an effect on the amount of money in local circulation. Less people will be able to afford a property.
I think in most areas where people have second homes the house prices are not driven by the number of second homes in the area. This is often driven by the quality of local schools and the availability of well paid jobs. Don't raise the council tax premium.
It depends on how many people leave Wales to live elsewhere, and on other factors.
Affordable housing is built by housing associations and councils with covenants that prevent sale to people that don't live or work locally.
I believe you need to improve local transport otherwise no one can commute to work, schools, etc. There is little work available hence the reason we purchased the property originally from my brother-in-law he found it impossible to find sufficient work and therefore returned to the Midlands where work was plentiful .
House prices still too high for local families. May just not sell then
I believe many English people will simply get round the loop hole by calling their welsh house their main residence.
Not generally negative, we understand the need for local housing but in our case the 2 up 2 down wooden cottage with no mains gas, no electricity, no bathroom or sewage facility , no heating and no road access would not be suitable for a modern family.
I would not expect those houses to be affordable, or if they're affordable then too far from employment areas.
My property was on the market for a significant length of time prior to me purchasing the cottage. The opportunity was open to all to purchase this cottage. However due to the amount of money and work required to upgrade the cottage and to restore it to a habitable state I was the only person willing to take on the challenge. I do not believe that I have denied anybody the opportunity of affordable housing as in the village a number of cottages have remained on the market for extended lengths of time before being sold, due to the location and not having easily accesible amenities unless you drive.
You can't tax people out of poverty
Not all second homes will be affordable. I guess this won't affect people who run holiday lets, they will cover the cost elsewhere.
Loss of income which could have been used to go towards the cost of providing affordable housing.
As above. They would become economically unviable.
Drive property values down for everyone (including local residents) and thus provide a disincentive to either councils or developers to provide anything more than poor quality mass-housing that is unsuitable for a county that has a National Park within it.
There are clearly some periodically occupied properties that might be suitable for affordable housing. But this depends heavily on location, accessibility and the nature of the accommodation. Many places simply aren't suitable. Our cottage is small and very simple, and would not meet standards for affordable housing without very substantial investment (if indeed it is possible at all).

This has been on going for a number of years and there has been NO improvement in affordable housing stock so where is this extra premium being spent and who is accountable for its administration
The charge for council tax in this area is already very high and people would not consider renting here anymore as there are hardly any jobs available and massive unemployment.
a lot of second homes would not be classified as affordable housing if they were on the market. As it stands second home owners are providing a premium which can help provide affordable houses. Much of this premium would be lost if it was increased forcing owners either to sell or move in on a permanent basis.
Depends whetheyou think driving people like us out will release 'affordable' homes, hmmm.....
Ours was not in the price range most would consider "affordable"
If people have already invested in a property they are unlikely to sell it. But it might stop people buying a second home . However it should not be assumed that the kinds of property that are let as holiday homes are necessarily the low value houses
If you increase the council tax premium, people will just use their second homes more
I don't think increasing the Council Tax will make a noticeable difference as to how many previously "second homes" come back onto the market. In our case, as reported below, the local people wouldn't want to live in our property.
I would also like to know the suitability of second homes as full time residences as not all will be suitable. When we purchased our property it had been on the market for some time and there was no other interest in it.
I think few people would want to live where our house is as it is up a steep hill and remote.
Increasing the Council Tax premium would not necessarily create more affordable housing.
See above. Decision to holiday let is more attractive than log term residential letting.
It is a facile assumption that if there were no 'second homes' in Powys everyone would be happy as there would be more affordable housing. People who cannot afford a home now would still be unlikely to afford to buy and maintain such a home. With flats on sale in Llandod at £50K why cannot people afford to buy? How many places in Powys are truly affected by a large number of second homes - Hay, the Brecon Beacons area and where else?? Surely if local housing is unaffordable for 'local' people it is because of their very low incomes and that is not going to change if you put up the 'get out' signs to incomers - you need to be stimulating the economy not stifling it. You need to be building more truly affordable social housing which is unrelated to second homes. If you value tourism how do you propose to accommodate tourists if not in holiday lets/second homes? Are you going to build big hotels?
IN MY CASE AND MANY OTHERS EXAMINATION OF THE HOUSING LIST OF AVAILABLE PROPERTIES THROUGHOUT WALES CLEARLY INDICATE LITTLE SHORTAGE YOU ONLY HAVE TO LOOK IN THE LOCATION TO REALISE
I think it would make no difference what so ever. Most so called second homes are not in the category of affordable housing. If we need more affordable housing in Powys we should build it.
Some may be forced to sell because they could not afford the tax, but there is no guarantee that this would have an impact on the availability of affordable housing in Powys.
I don't think that increasing the premium on already owned second/rental properties would not increase the number of properties available for affordable housing. Second/holiday homes are already in ownership which would not change into affordable housing due to the council tax.
I have answered positive, but it could be that second homes are not the sort of houses local people want, I don't know enough about it.
Less people would consider Powys as an ideal area for holiday homes or places to develop their business.
There's no certainty that it would have any impact on availability of affordable housing.

Get a good education get a good job move away from rural areas and there are plenty of houses for sale in Powys affordable well depends on your employment and job poss in Wales you can't keep topping up the taxes to suit yourself this is immoral and shows a lack of integrity and social conscience because the house next to you may not be paying the top up and is using more facilities than you . small minded people.
I'm not sure it dissuades people from purchasing second homes
If a lodge or cabin it's not what family's are looking for.
Not increasing the premium
None at all. Property is priced at value. We need affordable homes. Any that are put up for sale won't be affordable.
I don't think there is any link between periodically occupied properties and housing availability. There are plenty of houses for sale in Powys and plenty available for people to buy and/or rent. You see 'For Sale' signs on many sizes of houses and at the Estate Agents. They are reasonably priced. The availability of housing is inhibited by mortgage availability not periodically occupied housing.
houses would be left empty and the increase would only benefit the people that make money and these properties would be of quite high value the cheaper properties would need to be sold due to been unable to afford properties so there would be properties but if this was done in high volume I feel that older properties would be left empty possibly increasing crime and devaluing the area and therefore having a negative impact on the area.
It cannot be minimised
It does depend on the area. Popular coastal communities do need to control numbers of periodically occupied properties
I can speak only for Builth, where numerous properties in our street remain vacant for very long periods, indeed some are vacant at this moment. It is almost impossible to find people to rent them or buy them, even at much-reduced market prices. My impression is that there is no unsatisfiable demand in the town for affordable housing, as there is already this glut of vacant properties.
Why do you think I should help you with this when I cannot sell my property? I want to sell but nobody will buy. Can you find me a buyer?
None of these properties could be considered 'affordable'. 'Affordable' means 80% of market rate which is already way beyond social rent. Very few second homes are causing a homelessness problem in Powys, they're out of reach pricewise and generally too far from centres of employment, many have been rescued from dereliction and they're expensive to heat and maintain. The law was intended to discourage foreign property speculators, not people who wanted to spend time in Powys. Don't increase it.
No effect if properties have planning permission which prevents use as residential category. Unlikely to have any effect on the category of affordable housing as many of the properties do not qualify as affordable housing
Should we elect to sell our property, first, it would not be "affordable" -- so no gain on that front, and second, PCC would lose the subsidy that we are already paying.
If second homes are sold, they will not be priced as "affordable housing."
As above
I am sure it would drive up prices
The property is too expensive to be classed as Affordable and is too remote. It is a holiday let
Look more carefully at where second homes are and identify if these are also desirable for affordable housing. Differentiate between second homes and holiday let's.
I believe that if you have lived and looked after a property for over 20 years the premium should not apply. In no way will an increase help with the availability of affordable housing for Powys as no one locally wants to buy them and with the huge amount given by the Welsh government to build new houses (which are the type needed with bus routes etc) it should not be necessary to increase the

Council Tax again. My family are Welsh originally but the council obviously want us out, all it will do is leave another old cottage to go into disrepair again. My husband and I use our cottage as often as possible, he is 81 and I am 78 years old, we do not have private pensions so another premium would impact us greatly.

Periodically occupied housing tends not fall in to the bracket of affordable housing to start with

our house is in the National Park and it already has a published acceptable development plan approved by Powys CC. The Councillors are fully aware that affordable housing comes from adding x% of units to larger commercial developments in return for planning approval. Affordable housing does not come from selling second homes. Affordable housing is fundamentally linked to what a buyer can afford and that either means some one with a decently paid job or someone fully funded by the state. Powys isn't creating jobs so you are heading for the second category. Just gouging an easy target only risks reducing the number of people actually able to pay their own way.

I think this is going to backfire on the council - which I regret. I don't think it will make any difference whatsoever to the amount of affordable housing. But to the extent that it persuades some owners to sell, those properties are most likely to go (from observation, and familiarity with the housing market) to "young retired" people. Pretty soon, though, they will be older retired people - with a burden on the health and social care services of the county.

I think higher council tax would squeeze the services and quality of services offered by holiday lets. It would also discourage people (like me) from investing a lot, including money, in local property and environment. It might discourage people who remit a lot of money from jobs elsewhere in the UK from bringing this back (eg in building work but also in arts and community services).

I don't know the answer to this, so ticked Neutral.

It must be borne in mind that those who pay Income Tax and Council Tax always subsidise others. Some who need affordable homes make choices such as purchase of cigarettes or having a more expensive car.

We all have choices in life with the resources we have. My car is X reg and my husband's T reg. Our daughter is often asked why she drives a P reg car? Well, the joint economies enabled her to get a mortgage on an a flat in St Albans 11 years ago, when she was 24. Her work involves transporting patients, wheelchairs etc. Getting from A to B is what matters, not how prestigious her vehicle is. SOme who require affordable homes have made unwise choices.

With our property none whatsoever . Nobody locally wanted it . It already had been on the market several times .

I completely understand the problem of affordable housing, but in my case I took this into account by buying a barn which needed converting. It had been on the market for 6 years and couldn't be bought by a first time buyer as you can't get a mortgage on an unconverted property. I then made a point of employing all local, and particularly young, people to work on the design and conversion and used local suppliers for materials.

I now use my barn to provided a much needed service for local people.

I really thought this through and considered all the impacts on the community and environment, but I am still being penalised for doing so.

I do know that outsiders can push up house prices, but I also know that young people don't always want to live in the countryside or in older houses which need work. In my village many young people are staying, but they are getting planning permission to build new houses on their family farms. There are 3 young families building houses at the moment which is really good.

I am not sure what a "positive" or a "negative" impact is. I assume this is a consultation designed to obtain answers that support its (probably inevitable decision) to up the rate to 75% & in a short time then to 100% - i.e. positive means its positive that there are less periodically occupied properties as they will all magically be acquired by local people. I doubt that would happen & you would just have empty properties. The planning laws did not allow a local family to build homes for local people on their own land. This is quite obviously a sham consultation to pick on a soft target to raise further

<p>revenue. Fine, you are democratically elected, but be honest about it and dont go through a charade of pretending its all about increasing the available affordable housing stock for local people.</p>
<p>Such properties that are subject to a council tax premium will more likely to be rented out but not to affordable tenants but premium paying tenants or holiday lets which do not help those on low to medium incomes.</p> <p>It would be more helpful if the local authority were to encourage positively making homes available to rent to tenants who are on low to medium income. The provision of improvement grants and less unnecessary onerous regulations and requirements, which the Welsh Government has recently imposed has put such premium paying home owners off renting their homes out.</p>
<p>If people want to visit they will, especially people like us who have family connections</p>
<p>An increase will almost certainly mean some sell up but unless they are in the right location ours for example is very remote it wont add to the usable housing market but could well result in abandoned derelict homes and loss of income to the local community.</p>
<p>I find these questions difficult to answer because our situation is fairly unique</p>
<p>Our old stone cottage is not affordable. It requires extensive maintenance. Hedges, fences, roof, external paintwork, long drive. I cannot see that it will make a difference to charge us more.</p>
<p>When I bought my house it had stood empty for a few years and had been on the market for over 12 months. Yet it is a modest house that was priced at below the average for its size, location and condition. Clearly then it was an affordable house - but had not attracted any local interest.</p>
<p>I think that many second homes are in a too rural position for many local people in Powys. Many people are moving to the towns for companionship and work anf for their mental health. Maybe Powys should be thinking of building more affordable, non-draughty, and warm houses with low out-goings for people and families in need of accommodation. Investing in new businesses and enterorises so that there would be opportunities to obtain jobs nearby.</p>
<p>How could it possibly help? Less rates would be paid as people would sell or pay business rates(which are less if income below a certain level)</p>
<p>Affordable housing goes to people with less income who do not contribute to the local economy as much as tourists.</p> <p>Why penalise those who have made an effort with their lives to subsidise those who have not?</p>
<p>Many properties are in very rural ares not amenable to full time occupancy nor are they in a condition for this either</p>
<p>Most people use properties for holidays / lets etc. and use them as businesses. This is my home and only do not live there as my occupation means cannot use my work expertise in the area. I plan to retire there as soon as possible.</p>
<p>I answered negative in order to say something.</p> <p>Why are you using a survey to determine policy?</p> <p>You already increased the tax as a means of freeing up more homes in the area.</p> <p>What did the data show. Did it get the results you expected?</p> <p>Is there a relationship between tax level and people selling or letting their homes?</p> <p>If there is, use it to get the results you want. If there is not a relationship you are just piling on taxes on a small sector of the community.</p>
<p>I suspect people will sell their homes</p>
<p>Another badly written question. If anything you'll cause extra supply and demand elsewhere.</p>
<p>There is a cottage owned by a family in the midlands near me, they don't visit the house, it's left empty. If they had to pay council tax and the house was costing them money, they would be more likely to sell it but as it's not costing them anything they leave it empty.</p>
<p>Almost certainly no impact. It is unlikely that raising the Council Tax would result in many properties being sold and therefore becoming available to local people. Also the type of property now being periodically occupied is not likely to fall into the 'affordable housing' category. If it is affordable housing you are worried about, then it is surely the responsibility of the Council to build some.</p>

<p>Most second homes are probably not 'affordable' anyway. It would probably lead to empty properties being left to go to ruins</p> <p>Villages such as Dolanog thrive on regular visitors, both economically, employment and socially. I can't think of a way to minimize the loss of this if the council tax became unaffordable.</p>
<p>It would lead to even more property on the market that is not necessarily suitable for affordable accommodation leading to even more disincentive for developers to be attracted to build new properties in an area of increasing unemployed and an ageing population. Probably even more of the younger population would leave the area for employment possibly reducing the demand for affordable housing.</p>
<p>In areas where there is a housing shortage its likely to have a positive effect in freeing up properties. However, in areas where there is little demand and falling population it will just add to the excess housing stock. So I think that it may be a blunt tool.</p>
<p>Increased costs would mean less attractive to speculators. Reduced property prices - which again is a double edged sword - would mean more affordable for young families in their home areas.</p>
<p>Are they buying the kind of properties local people want - probably not.</p>
<p>Suspect that many periodically occupied properties are too far off the beaten track and too expensive to keep warm to appeal as affordable housing.</p>
<p>May have slight impact when some second home owners may be forced out as can no longer afford.</p>
<p>A lot of holiday homes are way above affordable homes, when they were originally for sale there was little or no local interest.</p> <p>The smaller holiday homes are really only suitable for around eight months of the year due to their construction, i. e wooden chalet or caravan.</p>
<p>People will think twice about the financial impact of periodically occupied houses.</p>
<p>many of the 2nd homes wont be considered affordable</p>
<p>None what so ever as most local councils are building affordable, energy efficient housing and our property is so old that it apparently it cannot be accurately dated. Also, this means that the cottage requires constant maintenance.</p>
<p>You can't. It is based on an assumption that FHL would be sold to permanent residents. Most properties of this type would not be categorised as affordable housing</p>
<p>Second homes are generally more expensive that those classed as affordable housing so would not influence the housing supply. Affordable housing is the responsibility of councils and government, supplied where it is needed which is not necessarily where people might choose to have a second home. Affordable housing needs to be in sustainable locations, many second homes are not in such locations. Councils have the power through the planning system by section 106 agreements to limit the use of new housing to full residential status.</p>
<p>Our house would have no impact on the availability of affordable housing.</p>
<p>People need second homes like ours. We have no other home in the UK. It will not affect affordable housing in the area. My house cannot be legally rented out because I cannot put in the required glazing because we live in a conservation area.</p>
<p>in reality it is not affordable and would have no benefit . Access is via an unmade very steep drive that is almost impassable in winter and therefore would not be suitable for those with affordable needs</p>
<p>If second home owners get fed up of being milked cows for more revenue and decide to sell up and move out, the shortfall of revenue will have to be picked up by other residents, and at the moment this tax is contributing well over a million pounds to the Council. If this is lost due to this policy, the remaining council tax payers will be forced to pick up the bill.</p>
<p>On the whole periodically occupied properties are much higher priced than affordable housing, so affordable housing would not be increased. However employment of people providing services to periodically occupied housing would decline ..</p>
<p>I believe that it is too simplistic an argument to believe that second homes in North Powys deprive local families of housing. They do not.</p>

<p>Forgive my retrospection, but successive governments of whatever political persuasion have failed to deliver on building affordable properties. Young families are at a particular disadvantage and have a need for affordable, modern properties. I fear that they will need support with employment also.</p>
<p>Owners would sell up then rental business would buy them and move in short term let customers I believe they would then only pay business rates. Discounting council tax to periodic occupancy would still maintain some income to the council.</p>
<p>Many of them are not suited to the needs of people who want permanent homes. Eg often in remote locations with no access to public transport</p>
<p>Many periodically occupied properties in isolated areas in Powys are completely unsuitable for year round occupation. With difficult access, no electricity, poor mobile reception, these properties are not suitable for young families. Increasing the Council Tax premium is not the way to increase affordable homes in Powys.</p>
<p>I don't think they are related</p>
<p>Won't make properties that are already unaffordable / unattractive any more attainable.</p>
<p>Properties will either be sold or converted for holiday lettings and very few will be let for affordable housing. The proposals will therefore not add to the supply of affordable housing in Powys. In my case, my family has made affordable housing available to three local families, whilst our main property is totally unsuited for affordable housing. If we were to sell up and leave, then the three affordable tenancies would be terminated. This would result in a significant reduction of affordable housing within our local community. The decline in retail in market towns throughout Powys will create huge opportunities for the provision of more affordable housing in areas where people want to live and work. The Council should prioritise an effective affordable housing strategy in these areas, rather than seeking quick fix solutions. The current proposals are a white elephant and will result in hardly any additional properties being made available for rent at affordable levels whilst causing long term disinvestment.</p>
<p>The house I bought was on the market for a long time (a couple of years) before I bought it. It was advertised in all the local estate agents windows and on-line. It could have been bought at any time, by any 'local' person, but no 'local' person did want to buy it.</p>
<p>Our cottage is tiny, no one would live there, only people who would want it is someone else using it as a holiday let.</p>
<p>See my comments above. Whilst some housing stock will be released and property prices depressed, some houses are likely to still be out of the reach of many in the local community so there is no obvious benefit, even to council revenue since that will reduce as people like us accept we are not welcome and sell up.</p>
<p>Given the current state of the property rental market I suspect that rents will be higher than you anticipate and therefore not affordable. the only way of you overcoming this is to adopt a policy of buying back property for you to rent out at a nominal profit. Affordable housing very often results in rent above the council comparison which is far from addressing the situation.</p>
<p>Difficult to say since many of these houses have been restored from semi-derelict to habitable.</p>
<p>Many holiday homes are not where the jobs are and are not affordable starter homes. Build more where the jobs are.</p>
<p>In general , second home owners buy and renovate properties which are in the wrong location for affordable housing. Thé Welsh Government needs to address the affordable housing issue in a positive and proactive manner, not targeting the tourist industry as villains of the piece.</p>
<p>In our area Llansantffraid/Llanymynech there are a number of sites where smaller more affordable homes are being built near schools and villages which are very good for younger families. I think the impact of second homes is minimised because of it.</p>
<p>Owners will rent or sell periodically occupied properties at inflated prices. Don't increase the Council Tax premium!</p>

If other properties are like ours, there should be no impact on affordable housing as the property is of limited demand given its location being at least 7 miles to the nearest shops in Rhayader.
Having rented out property, the damage caused by many tenants will put people off renting property and thus, no benefit for affordable housing - some may sell, but this property tends to be high spec, which will not make it affordable.
My second home is worth 350000.I own a further home which I rent to a social security resident for a peppercorn rent.I will raise rent to tenant to offset costs on my home or just sell it for 200000 .
These measures would be unlikely to increase the availability of good quality affordable housing. Many second homes are situated in remote locations, and would not be desirable as main residences.
Increasing the Council Tax premium will not necessarily lead to more homes being put on the market, and even where this is the case, it is perhaps unlikely that these homes will be affordable to Powys residents, so will do nothing to provide homes or increase affordability. The only way to tackle affordability is to build sufficient homes.
depends on how increase is spent
Depends on the location
I am not in a position to guess what the result would be.
Many might be sold by people with Welsh roots to more affluent people with no Welsh roots.
None whatsoever
If the increase resulted in a drop in visitors, rental or otherwise, it could affect employment as the demand for tourist related businesses suffers and jobs fall. Tourism is a very important part of the economy in Mid Wales, the second largest!
Many if not most of the second/holiday homes are, by their very nature in prime or sought after locations. that very fact results in them not being in the 'affordable homes' category anyway. Moreover, potential owners of affordable properties would probably not have the additional means required to repair/modernise/renovate older buildings which might be within their purchase budget. Correctly managed new development is the only way to minimise the problem of the shortage. As an example; the new llandrinio site has 48 homes, 50% of which are affordable, an ideal solution.
These properties are not necessary affordable ! Housing issues are not existing in this areas , most young people move away. Do you want to change the status quo in powys ?
Keep the Council Tax premium as it is.
Ours isn't affordable housing so we don't see how this would help Powys Council and those in need of it. And given the remoteness of our village and National Park restrictions, it would not be suitable for the building of affordable housing for working people as it is not in easily commutable distance. Hay on Wye is only 8 miles but this depends on weather conditions, as the main road is often closed in the winter (Gospel Pass).
Hard to tell.
it will make people sell and if one person takes occupation you will lose 75 % of your tax how will that help you where will the extra money come from that you have lost????? HIGHER TAXES
The periodically occupied house do not tend to affordable housing and you might push this market in to affordable houses in lower tax bands pushing out the locals.
Increasing the premium on periodically occupied properties has nothing to do with affordable housing in Powys there are lots of run down empty properties which could be made into affordable housing but the council would rather penalise people who work hard to obtain second properties
Periodically occupied properties tend to be more expensive to buy so wouldn't see this as contributing to reducing availability of affordable housing.
Incentive for holiday lets will further reduce long term residential lets

I would suggest you look very carefully at the geographical distribution of the properties and there location whether in settlement of remote I would suggest that the latter category has very little impact on affordable housing
We only have experience of the row of cottages where ours is, and over 30 years only three of them have been purchased for full time occupancy. Ours is one of four that has now been listed which makes it even harder to sell for permanent occupancy.
Property prices are pushed up by people, often from England, who can afford to buy houses, not as a home but as an investment. Then they use for them for holiday lets and make more money. And they don't have to pay the higher rate of tax which I have to, although I make no money from my cottage. I bought my cottage 20 years ago. At that time the other 3 houses in the complex were owned and lived in by local people who worked locally. Now there are 5 houses, and only one is owned and lived in by a local person. The others are owned by people from England and used as holiday lets .
It would make very little difference whether the premium is increased, unchanged or reduced because the number of affected properties is so few that it won't significantly affect the number of available homes. Even if property owners were forced to sell and the properties occupied by locals instead, the locals are already present in the community, so the net effect will be to deprive the local economy of money that used to be brought into the area and spent by the evicted previous owners.
If the additional revenue generated is used to support building of affordable homes then it should have a positive effect. However, it is unlikely to impact local market conditions and make housing cheaper (and that in itself could lead to other problems with recent buyers of homes finding that they struggle to remortgage as their homes are worth less than when they initially bought.)
In our specific case none. Our cottage has an unreliable water supply meaning it can only be occupied for a short period of time. It's not clear how taxing us more would affect the availability of affordable housing. Again in our case if someone wanted to buy it they would have to invest to make the place liveable on a full time basis and that alone would probably make it unaffordable. That is part of the reason we use it the way we do. I appreciate some may be making money from renting their 2nd homes out and it should not be the case that local communities miss out due to this, but I think there is a broad spectrum of cases in the 1200 or so 2nd homes in Powys and that these should be treated as such rather than as a blanket way for Powys to fill its funding gap.
It would harm the economy for the reasons given below
Most are in the hills and would not suit the needs of town based singles and families.
I would think that the majority of the properties would not be classed as affordable
I have ticked the neutral choice because the vast range of possible values and locations of periodically owned properties across Powys, makes it impossible to identify how many of these would be considered affordable or viable.
This is not going to give you affordable housing you are just going to make others suffer for your lack of jobs and future. It is likely you will have even more financial issues with your current lockdowns. People will leave Wales and we will be the only ones left.
It will make the area less attractive for ownership and is unlikely to be minimised
What is 'affordable'.....? Is a 3/4 bedroom maisonette considered affordable?
This will not have any affect on affordable housing. For instance is my property at £250k affordable housing? No, there are a significant number of empty and deteriorating properties all over the county, perhaps these should be charged for not being available? Simply charging additional monies to finance the building of plain non architectural merit housing loses the fabric and visual amenity of the communities that I love being a part of.
See above.
How can you guarantee that an affordable house would not be rented out to 'incomers' to cover the higher cost of owning a property that is not always occupied in Wales?

<p>Most people attracted to the area are looking for rural properties, so urban town centre dwellings will not suit their needs and as most young people are leaving the area for work and better facilities as well as leisure opportunities, there will be no call for this type of maisonette</p>
<p>Low house prices and a low population in Powys suggest that there is already an adequate housing supply for local residents. The real problem is rooted in a lack of employment facilities. Why not create a more vibrant tourist industry would help to mitigate this problem</p>
<p>Unlikely to be negative. Could be positive if it drives out second-home owners.</p>
<p>It's positive if the money is diverted into projects that support affordable housing. I think many people will probably still be happy to pay an increased premium to have their second homes but it will provide a fund from which you can provide answers to some of the problems created by them. This should very much not be allocated to social housing, which already attracts the social housing grant but to community projects, which answer a wider social need and for a wider group of people, and can't easily access the same funds that RSL's can access. The Communities Creating Homes programme of the Wales Co-operative Centre can support in delivering this.</p>
<p>In those areas where there is a problem with affordable housing then maybe a survey of how many rental properties there are in those specific areas needs to be carried out to determine/analyse the problem.</p>
<p>Government assistance to help with help to buy mortgages or affordable loans. there are plenty of vacant properties in this area that could be renovated and be available for local people with grants or special loans to help .</p>
<p>I don't think it would make the slightest difference to affordable homes unless there was a wholesale interference by government in the property market. It would deprive local traders of much needed income and holiday makers of choice without a concomitant benefit in terms of affordable housing. All the second/holiday homes in our area, and I suspect many others, are properties that were abandoned in the 60's and 70's because of the decline in the viability of small farms and the need for agricultural workers. They are often in remote locations, difficult to access and without the benefit of mobile phone signal or internet connections and no sign of that changing anytime soon. The viability of local agricultural businesses continues to decline and with it the demand for housing. It's difficult to know about other areas, but I suspect that this is the position throughout Powys.</p>
<p>If local people couldn't, wouldn't or didn't buy properties in their locality when they were cheap, they are not likely to be buying them when they have been modernised and improved and are for sale at market value.</p>
<p>Mae digonedd i dai ym Mhowys.</p>
<p>Gobeithio yn fwy gadarnhaol</p>
<p>Os oes llai o gystadleuaeth am y tai, dylai'r prisiau ddod i lawr, a'u gwneud yn fforddiadwy i drigolion lleol yn enwedig pobl ifanc.</p>

B7: What impact, if any, do you think increasing the Council Tax premium on periodically occupied properties would have within the local community? - If you have answered 'negative', please tell us how this could be minimised:

<p>Powys needs tourism to grow Increased taxation will result in costs being transferred to customers Out pricing the area and risking tourism going elsewhere in UK</p>
<p>Would benefit fairly for all parties.</p>
<p>No change to community</p>
<p>Lack of investment lower take-up and less visitors in a county reliant on tourism and activities.</p>
<p>codi incwm i'r Cy ngor ac felly y gymuned leol</p>
<p>More funds for a County that has been stretched to the brink by poor settlements from Welsh Government and a number of crises. An easy way to raise money for local public services which we all benefit from.</p>
<p>More funds for a County that has been stretched to the brink by poor settlements from Welsh Government and a number of crises. An easy way to raise money for local public services which we all benefit from.</p>
<p>I think this will just add to people from large citys coming in an snapping up the houses, that are put up for sale due to council tax rises - before any locals manage to raise the finance.</p>
<p>It will not change the situation. The additional money that should be reinvested in the local services should be ring fenced but it isn't. Even with the additional 50% extra this money is not being used for the day to day running of essential services. No recycling in Machynlleth. Reduced hours in libraries. Tendering out leisure centres to contractors. Etc</p>
<p>Wont make any difference whatsoever</p>
<p>It would deter people from buying a second home in our communities which would reduce visits from tourism. Tourism brings in vital money to our rural communities. Yet, anyone running a holiday let or even wanting a second home to visit throughout the year are being painted as villains. The negative and frankly vicious diatribe against tourists during this pandemic only highlights the negative way Powys views 'outsiders. Do you want tourism or not. We as a family stay in Holiday homes throughout the UK and would not like to be made to feel unwelcome. Wake up to the benefits of tourism and stop being so insular. I am a lifelong resident of Brecon.</p>
<p>Depress the housing market further, taking high spending wealthier individuals out of the Powys economy..</p>
<p>IT WOULD TAKE LONGER TO RENOVATE THE APPERANCE OF PROPERTY MAKING COMMUNITY LOOK UNJUST AND RUN DOWN</p>
<p>In combination with providing information about why, this would perhaps increase the understanding of the owners as to the housing situation and need for housing stock for people looking to live in and contribute to the area. Perhaps they would be encouraged to move and live there more often. More money in the coffers to support the local area.</p>
<p>See above answer</p>
<p>Creates resentment, may force some to reconsider whether to have periodically occupied home at all, and in some cases those costs passed on to local residents. Less money to spend in local economy, less wages to pay, less services to buy.</p>
<p>Dont raise council tax on second homes.</p>
<p>We rely heavily on tourism, and second home owners in this community, more than many people realise! as a local business owner, a lot of our trade comes from owners of second homes & holiday lets that fall into this category. By increasing the council tax on these properties to what you are proposing, would be detrimental to the income brought into the area from these property owners</p>

It would depend to what extent this measure would free up affordable housing to enable younger families to live and work locally. Rural communities (including schools) would be more sustainable and vibrant if this were to happen.
Second home and holiday accommodation brings much needed expenditure into local communities, providing employment, custom for shops and cafes and much more Why deter this?
It will reduce the flow of income from tourism with all the knock on effects this has - as amplified by the current lockdown
Getting the balance right would help reduce resentment.
There is a possibility more properties could become available for locals
Very slight positive - some extra money for the council / this should be hypothecated to community and town councils.
Leave the surcharge unchanged! See answers to previous questions.
As stated above, I don't want to sell my home. I want to move into it. But in the interim, I would be finding temporary tenants, risking the health and safety of the local residents.
If doubled it would slow the flow of income to the county. small increase might be acceptable.
Tourists coming in to periodically properties are HUGE supporters of the local economy. These are rich tourists who can afford upmarket holiday cottages and they eat out in local pubs & restaurants, spend money in local shops, and support local attractions. Any attack on the tourist economy will hit Powys badly. The ONLY way to minimise this impact is NOT to increase the premium. It really is that simple and it is straightforward economics!
You will leave property owners less disposable income to spend in the area on those businesses and voluntary groups which exist and do not have the statutory power to just take it, as you do.
See answers above. What it might do is increase the revenue accumulating to Powys Council, which could therefore reduce the level of Council Tax overall. That would then provide a benefit to all home owners.
We do not know how many periodically occupied properties are in our area.
In our case and knowing others who have a second home elsewhere in the UK the reason we have them in particular places is because we love those places and want to spend as much time as possible there. This means increased tourist income and as I have said before general income and support for local businesses and activities. Usually second home owners will have more disposable income than local people so their spending will be commensurately largely per head.
By not increasing the Council Tax premium.
We have always shopped locally, used all the maintenance and rebuilding of the property from local tradespeople and are very much part of our community from day one. We subscribed to church funds from the first few years of owning our house.
I think this would increase properties that are neglected and reduce the amount people use their second homes therefore reducing local economy spend
I'll be living there
People that rent their homes out will continue to do so and add the extra to their rates to customers, if it is too high, they will simply have fewer people in and so fewer people coming to the area to spend money
It's blindingly obvious -- if this tax rises then we increase charges or we sell up. Either way all local services will be deprived of custom & depopulation will continue. Llanigon now has no school, no shops, no pub, no post office, no medical facilities. Your & Welsh government policies are directly responsible for this. Punitive taxation is no answer! You could minimise this by offering incentives to invest in the area through loans, grants, etc. or involve the private sector in small schemes to build more affordable homes for shared ownership which might attract people back to the area.
I believe it will have a negative impact on tourism and increase the rental charges.

As answered above, definitely it would reduce activity in the community.
Keep the premium at the same level
Properties would remain empty leaving a lack of community spirit
a lack of second homes and reduced spending in the local community.
The village would become very quiet out of season and this would be detrimental to local businesses
Obviously, during the current COVID 19 crisis, owners are not allowed to travel to their properties or to contribute thereby to the local economy. They will be paying high rates of council tax for which they can receive no benefit. Although the Council's finances may currently be stretched, raising the premium further may end up actually reducing the tax revenue from it.
The local community would lose friends and neighbours if people sold their second homes.
Any decrease in tourism will be bad for the rural areas.
Shops, outdoor activity centres, boating companies, pubs and restaurants will all suffer if second home owners are priced out. People who spend time in their houses, even if they let them out at other times, often want to invest time and commitment in those communities too. We don't let our property out - we use it too much ourselves - but we do invest in the local area by taking our friends and family to local shops, pubs, attractions so bring added benefit on top of our own contribution to the local economy.
Periodically occupied properties bring a lot of economic benefit to communities
You have to welcome different people in to the area. We have a property in a row of terraced houses in an area of low density population and limited employment opportunities so our presence can only be beneficial. We play an active part in the social life of the village when we are there. Incidentally our primary residence is in the Cotswolds where no extra charge is placed on second homes. Nor is an extra charge placed on second homes in London. In both areas there is a genuine shortage of housing but second home owners here in general play an active part within our village. Raising the second home premium by such an exorbitant amount can only have an adverse effect on the local economy and you cannot minimise the impact by driving people away.
Most second home users would bring all there supplies with them , rather than buy local.
don't do it
Likely that having a holiday home due to the substantial ongoing costs of the excessive council tax would deter people from having a second property in Powys. Second properties are rarely of the 'affordable' type and would not free up any additional housing stock.
Second home owners bring incredible amounts of tourism to the areas, and shop locally, eat out locally and visit local attractions or use their home as a base for exploring the rest of Wales. An increase in an already extortionate bill would be detrimental because people would have to sell their properties. The 150% current cost is unacceptable as second home owners are NOT using all the services provided under council tax costs and we are being negatively targeted - and houses would be left empty and would fall in to disrepair and look dreadful, decreasing the value of housing stock locally.
Don't increase the premium as this could have a negative effect. If homeowners are charged an increased level of council tax then they may be forced to bring more supplies with them on visits rather than supporting the local economy. If homeowners are forced into selling their property by extortionate Council Tax premiums then they may not be able to help out in the local community as well. AS an example I am a power of attorney for my elderly neighbour and regularly help her out with shopping and house repairs
Places would be left empty.
On the assumption (which I disagree with) that periodically occupied houses will become available for long term local residents, then I would question whether Powys has the infrastructure in place to cope with the increased sudden demand on healthcare and education.

This became very apparent during the current pandemic as second home owners rightly were asked to stay away so as not to overload the local resources.
Less money and business coming into the area with less tourists coming
As homeowners would likely sell their properties due to the unaffordable new tax, the community would suffer. Shops , hotels , bars , restaurants and other leisure and business services would therefore no longer enjoy the financial input for these homeowners. This is particularly negative especially at a time when the UK can ill afford setbacks of this nature.
I will be forced to sell my property has been in my family for several generations I personally moved into the houses in 1947 and lived there until my marriage in 1968 and have visited the property very regularly since. to visit my family and friends.
People may try to sell their properties and if they can t they may demolish etc their property to avoid council tax which would devalue the local area. Alternatively let out to wider community to those not as caring for the countryside as most property owners would be.
Certain housing would be used solely for holiday rentals. I'm sure the local community can only absorb a small number of these otherwise the community ceases to exist. It will stop people buying in Wales.
More likely to sell
Highly likely to create resentment between second homeowners and local communities.
Encourage people to invest in England.
Possibly fewer visitors as rents would be higher and therefore they would not spend in local businesses
Again minimal.
By reducing or removing the Council Tax premium.
Well it really depends on how Powys would spend the extra tax doesn't it. Obviously if it is spent in the locality of the periodically-occupied property then the impact would be positive.
We use local shops and amenities and also visit places of interest which often have an entry charge and this means we feed into the local economy. We also have longstanding friends going back over 50 years.
I do not find this question meaningful
In my opinion it will not have any impact on our local community as homes will still be used as they currently are To be fair .
The owners who have been content to pay reasonable levels for the greater good of powys might start seeking to change arrangements in their favour.
Holiday lets bring income to the area, without that income there will be less need for affordable housing as there will be less work. there more young people will move away to find work.
Ours is a small community of farms or houses which were once farms and very different from a village where partial occupation could limit housing availability in the community.
The work done on my property won't be done therefore the local people won't earn any money from it. I won't buy anything whether it's groceries, meals out, water charges for well system, new fencing, painting, decorating, mowing, gardening. That must affect local incomes
It will bring in extra tax for PCC but is this fair? If it's not fair to take money in this way, then it's not good money.
Less likely to spend a huge amount of money in the local economy if we are being charged more by the council.
it couldn't. Second home owners make a large contribution to the local economy which would be reduced if it became too expensive.
none

as above
Negative
The higher the premium, the less money I will have available to spend in the local economy.
Less would be spent in the local community to cover the additional charge. Eg great impact on local pub etc
loss of use of local facilities. loss of use of shops etc especially at premium end
Keep the policy the same - you should be encouraging investment in Powys not taxing it
In these Covid times - none whatsoever
they will be sold or let out
See above
It would be an additional cost on my budget and I would therefore have to economise elsewhere.
In Powys, most POP's are connected to tourism and recreation. Powys is dependant on tourism as a major part of it's economy. The owners and visitors of POP's spend their money locally. (One of the owners of a long established and very successful family department store in Crickhowell told me that they owed their survival to second home owners.) Many/most of these properties would not be suitable for local residents especially if you drive away a major source of income
It would lead to a glut of unsold properties on the market; reduction in use of local businesses and services; reduced involvement in the community; reduction in external money brought in to local economy. Don't do it
Less people would live here as a result due to the people who live here periodically being unfairly taxed
It can't.
See above.
By increasing the council tax on these properties, the vibrancy and diversity of the community would be reduced.
Many people who have periodically occupied properties support the local community by attending local events and have become part of the community. Their absence would mean that local shops, workmen, charities, tourist attractions, pubs and restaurants would lose custom. People , like me, who occupy family homes, would greatly miss their contact with relatives and friends and they would, in turn, miss their contact with my branch of the family. Being unable to tend my family's graves would be a tremendous problem and very sad.
I dont know
If increased cost caused a reduction in "second homes" these could be then available to live in which would lead to a reduction in council income from council tax resulting in a reduction in services, or quality thereof. The second homes are subsidising the council tax for people living there.
The people that will pay it will be the people you do not want to be part of Wales.
You will make it more elitist as the numbers who can afford second homes would go down. Potentially this would cause more division in the community by widening the differential between first and second homers.
you will drive up costs of rental property as any increase will be passed to the tenant. For those of us who own their property we will consider selling and taking our investment elsewhere.
It cannot be minimised since with the sale of periodically occupied properties there will be an increase in use of public services and the loss of the 50% premium.
No comment
Over time second home owners become part of the local community which they care about whereas tourists are here today and gone tomorrow.

You limit income to the area and earning capacity of local people it is counterproductive
As mentioned previously local people would lose their jobs managing and cleaning holiday homes and local businesses would lose income from tourist spending so by not increasing the premium the impact would be removed.
See above
We are able to help elderly neighbours at weekends and do not benefit from the services we pay through out the year. Also if we have to sell the property we have been renovating for future retirement we will not be able to purchase another house in wales and pay stamp duty.
A reduction in the number of second homes in the area and a corresponding drop in investment eg extensions, renovations etc and spending locally would have a negative impact.
<ul style="list-style-type: none"> - reduce vibrancy of communities, - reduce economic activity, - reduce community diversity, - increasing the chance of community stagnation.
I have explained how much our family contributes to the local economy. In fact we probably contribute more than some sections of the permanent community. Other owners of second homes are very likely to shop locally when they visit, to employ local tradespeople for repairs to the properties, to eat at local restaurants, visit local places of interest, buy fuel for their vehicles etc.
People would have less money to spend. The premium should not be increased.
This depends somewhat on the location and type of house and amenities. The house we own was on the market for a long time and deteriorating, so required Substantial works which was clearly not appealing to the local community, as it is isolated and has limited services. This may be different for houses within villages/towns.
There would be an economic impact within the local community (and although the local economy is referred to separately below, the local economy is integral to the wellbeing of the local community). The council tax premium on periodically occupied properties already reduces the amount of money available for discretionary expenditure within the local community, e.g. at local pubs/restaurants or for gardening/cleaning services. An increase in the premium will exacerbate that impact, which can be minimised only by minimising the premium.
If it reduces the number of POC's it would reduce the number of people who support the rural economy, and would reduce the number of people participating in social and cultural activities.
This move would result in the loss of income to the council because of conversion from family holiday homes to holiday lets and business rates. Holiday home owners currently pay 150% council tax and are less of a burden on local services than permanent residents - not usually needing social services, maternity, adult social care or education.
It may mean that we would not be able to afford our property. Since we use exclusively local businesses for any work on our property, use local cleaners and gardeners, do all our shopping locally and contribute as best we can to the local community, this would have a negative impact.
reduce premium
It depends how the money is used
The simple answer about how to minimise the effect is not to do it. I think the effect would be negative because of the negative effects on the local economy and the fact that investment in maintaining and improving property would diminish.
By not increasing the premium.
As mentioned above, communities benefit from diversity . It is hard to see how the negative impact on diversity from having significantly fewer periodically occupied properties could be minimised. I hope that people other than occupants of such properties are also being consulted, because I believe they would agree.
Fewer visitors will adversely affect shops and businesses in the local community

<p>The property has been renovated and very considerable sums have been spent on maintaining it, all of which has been undertaken using local tradesmen. As a second home owner, you must have sufficient funds to afford such a property and, in this case, it is doubtful that the extent of finance required would be available generally.</p>
<p>As stated above, we own a second home and would seriously consider selling it, as we are not welcomed and could be considered as being marginalised by the Council . I am unsure if we would be able to pay the further additional council tax. Surely there would be a number vacant properties for sale, for which the council will not be receiving any council tax. Powys and Mid Wales would be providing a message that second home owners would not really be welcome. Is this the 2020's or the 1970s?</p>
<p>Many holiday cottage owners become very involved in local shows ,bring friends and have close friends in the community . Help with charities, use local builders ,shops , sport facilities and much more. In my case ,after 45 years of regular visits to Wales, I have the very closest relationship with local families , our children grew up together and now the next generation are enjoying these friendships . A tragic loss to all concerned if I (now widowed) am forced to sell up?</p>
<p>Academic research has already established the existence of a stream of retirement and return-migrants coming into Wales who purchase (and modernise) a property in the years immediately prior to retirement. These people invariably integrate into local life and, when fully resident, contribute a great deal not only to the economy but also local social and community life. Many, in fact, take classes to learn the Welsh language. It must be acknowledged, however, that there will be great regional variation in this characteristic.</p>
<p>The problem is that second homes and holiday homes that bring in tourism are lumped together in this questionnaire. The latter have a far more positive contribution to the local economy and community. It also depends on the type of house. The shortage in our area is not of starter homes but of larger homes to keep growing families here. There is a particular shortage of modern homes too. Our property is small, starter home, and it is old (>200 years).</p>
<p>By reducing the number of periodically occupied properties you increase demands on local services such as health and social care.</p>
<p>A thriving housing market needs to attract many different kinds of buyers. An artificial barrier to second home ownership is likely to restrict the housing market, reduce investment and over the long term reduce the numbers of properties built. Affordable housing needs to be built but this won't happen by penalising second home owners.</p>
<p>Probably reduce the casual employment of local people Eg garden maintenance Domestic cleaning services Laundry services Regular property maintenance Window cleaning</p>
<p>If you did manage to achieve your objective of driving people out of second homes, and giving those homes to the local people, you are intending to house, there would be no tourism, and no income to support the people in the houses you are providing. Areas such as Powys rely heavily on the tourists money to survive. Driving out tourism would be the death of the area, young people would have no work and would then need to move away.....oddly enough, leaving the properties empty.....short sighted..</p>
<p>There would be a risk of properties coming on to the market and remaining unsold, I am not sure how this could be minimised.</p>
<p>The local community needs jobs, affordable housing and infrastructures that contribute to community cohesion, safe family environments, wealth-creation and well-being. See also my comments above.</p>

See previous answer. The imposition of an unfair levy may encourage lawful avoidance of the tax, cause resentment towards local authorities which have imposed them, and result in an increased divisions in the community as those who benefit least from local authority services are forced to make a disproportionately large contribution towards them.
See comments above
I don't want to 'minimise the affect'. I don't believe it should be increased at all.
Less 'second-homers' and a loss of spending power directed at the Village
They keep an eye on my property and I trust them to maintain it for me while I am away. If tenants go in they would loose this bit of extra income.
More unsold homes due to people unable to afford anything cheap.
Less homes available to rent . Less employment. Less income for local authority.
Honestly do not know. This area gets little enough tourism as it is. We need more, not less.
It may lead to a little more money available within the local community budget but overall I wouldn't expect a council tax hike for second homes to have much of a tangible effect for local people.
As you just slapped the 50% on last time with no explanation of where you spend the money raised and clearly given the tone of this questionnaire, whatever people say, you will now add another 25% on top, not sure what you expect me to say - I guess there is a threshold where you drive people out but as above unless you force local sale not sure that punishing second home owners achieves the results.
It may well deter people to come to the area and have a negative effect on the economy
It will give the locals something to have a good laugh at our expenses
I currently make a loss on my holiday let business - the greater the loss I make the less I have to spend locally
There would be less revenue for the local community. More empty shops. Less people around.
Increasing the tax reduces monies available for upkeep and maintenance on the property. I always employ local firms and individuals to complete any work, this money will be taken from the local economy.
People visiting and staying in their property for intermittent periods bring life to the community. When we are there, we take part in community events and meet with local residents.
The overt search for a comment on how to "minimise the impact of an increase" suggests to me that this is a done deal, and that this "consultation exercise" is a bit of window dressing. Within the local community, those of us who are not full time residents will be angry, will feel discriminated against, and will feel your actions are profoundly unfair and undemocratic. One or two may write to the local paper. Our local councilors and MPs will be totally indifferent since we do not have a vote. You won't give a fig. Our full time neighbours will mostly commiserate (although one or two will cheer loudly), but will be glad their taxes are not rising by similar amounts.
More and more people are likely to register their properties as holiday lets (even at 50%) on which there is no Council Tax so the Council would lose out financially
Taking away tourism from the local communities
In our situation, we make a positive contribution by myself being a local church warden and both my wife and I provide music in the local church. If we had to sell the property, such contributions would lost.
The action could be seen as vindictive and spiteful, also interpreted as being aimed as being against English property owners in particular, exacerbated by the rhetoric from the Welsh First Minister regarding 'English' second homeowners to stay away from their properties for protracted periods during the Covid 19 pandemic, irrespective of context. Potential fall-out is for a loss of loyalty to local businesses and trades and 'Wales' as a brand - why actively support those in

<p>Knighton/Presteigne/Newtown, when can use Hereford/Ludlow/Shrewsbury instead? Do not increase the Council Tax premium, but instead properly follow-up those who pretend to (or do so minimally) let their second home for holiday-lets and so register as a 'business' to attract business rates for which they either fall below the payment threshold or pay materially less than Council tax would be.</p>
<p>second home owners spend more than locals eating out and buying expensive local produce Attractions and businesses in the towns geared for holiday and second home owners would lose their income local people don't use tourist and recreational facilities like incomers</p>
<p>If demand falls and house prices fall limiting the scope for people to sell and reducing the appeal for builders to create new properties that is likely to have a poor impact on the local community; likewise the reduction in people being employed for instance as gardeners or agents to manage a property while it is vacant.</p>
<p>There will be an influx of empty buildings especially in the very small communities which will lead to a future down grade of rural life. Although the locals may feel at times that they may be driven out by infrequently inhabited properties they do not actually want to purchase old properties themselves. They may mistakenly think that infrequently inhabited properties inflate the local pricing of property. There is no demand for many of these properties except as romantic holiday interests. They also may underestimate the income that is brought in through building, repairs and tourism as well as general living requirements whilst these properties are inhabited. Often the inhabitants of these properties are in a more relaxed mood when visiting and will spend more on every day living than normal.</p>
<p>Properties rented out would need to increase costs to cover extra council tax on a second home currently rented out.</p>
<p>At best this is neutral but more likely to create a "them" and "us" mentality (both in permanent residents and owners of second homes). There is little doubt that the payment of double tax will increase the view that those with second homes are rich but in reality the cost of the existing premium is significant. For those who can't afford it, they are likely to sell up, which if done in any scale will have a negative impact on the local housing market.</p>
<p>Fewer tourists would lead to less income from tourism in pubs/cafes/restaurants/sporting activities etc and so would put some out of business. This would reduce facilities for the local community. It could be minimised by not increasing the premium.</p>
<p>Would be unfair on those who are trying to run small businesses, and periodically occupied properties are sometimes those properties the local community do not wish to take on.</p>
<p>We buy food, trade services, local building materials, hospitality, visitor centre tickets market produce, and many other goods locally as a matter of principle, rather than "importing" anything. The border is porous and Wales's tourist economy is well established on overnight stays, caravan ownership and second homes, rather than day trippers. It would disrupt this perception if the drawbridge is pulled up.</p>
<p>It would encourage long term residents like me to sell up. I spend money in the local community by using shops, food outlets and local trades people. This will also damage local tourism as potential visitors will see Powys as hostile to them. You have already failed to stop the decline in local services, obstructed fund raising efforts by the Town Council and contributed to the decline in the Offa's Dyke Centre. Maybe there needs to be a breakup of the County Council as a failing authority.</p>
<p>Again there could be a loss of revenue to the local business if second owners are deterred from investing in the community. It can be minimised by continuing to support second home owners to invest there - subject to your point to ensure that there are sufficient affordable homes for local residents.</p>
<p>In our case we would not use the facility as often and would impact on the local shops and amenities. We would also, seriously consider, holiday letting the property which would impact negatively on the village over the long term.</p>

Homeowners would avoid the tax by letting out the property commercially. The impact of this to the community would be more tourists. This can be positive but again would make no difference to the amount of affordable housing.
Owners will have to increase rental rates leading to fewer tourists spending less money
To leave the charge at 50%. Otherwise it may have a negative impact.
Based on my experience, if you put off buyers like myself then these properties may remain unoccupied and fall further into disrepair. It would appear that this type of property is not interesting to locals.
It already causes ill feeling as it is a vexatious, spiteful move. The loss of second homes spending money locally through loyalty to the area will likely to be withdrawn and food, appliances, petrol etc bought out of area out of equal spite.
Don't raise the council tax premium.
In our case, our home is one that had been left empty for many years before we bought it and spent the last 18 years and every spare penny restoring it. As a listed property nobody locally either wanted nor could afford to complete such a massive restoration piece. So please, please don't characterise all second home owners as evil and not contributing to the community. People in our village were delighted that we brought a sad house back to life. We would dearly have loved to move permanently there but unfortunately the lack of broadband (until a recent community project) meant that we were unable to. Now we have broadband we are able to start thinking again.
It depends on whether the owners of unoccupied properties shop and employ locally.
I think if properties are sold or removed from the market, then you will see less cleaning and property maintenance work available to seasonal staff. propagating further reduced local income to be spent in retail shops
We will not be spending so much on visiting local shops, pubs, seaside etc. We will tend to bring our own food and refreshments therefore depriving local outlets of our services which in our time there have certainly been depleted including the local Steam Railway.
Leave
Forcing owners who have had properties for years (over 60 in our case) and value the local people and community spirit to possibly have to sell.
This would be detrimental to the local community. If house owners had to put their properties up for sale due to rising costs this would see new residents to the community and changes in dynamics and village life. Possible empty properties and the risk of properties falling into disrepair.
Generally destructive of established local communities where holiday home visitors are welcomed and become friends. In addition, there is a common perception of inequity shared by permanent residents: visitors make a lower demand on local services yet are required to pay a lot more - that cannot be right.
People who own the property will just spend less in the area,
I don't know as I will no longer be spending my money in the area. Perhaps you should speak to business owners in the local communities as they will be affected.
Other local based business that rely upon tourism may suffer from less second owned homes or properties that are used as tourist accommodation.
New build with good public transport and communication links is what the local population want.
The anti tourism, unwelcoming self-centered message is clear and will put visitor off lowering the economic activity and hastening the decline of the communities visitor support
I would hope that the local community (many of whom depend on tourism directly or indirectly) would take a balanced view.
At present I belong to several clubs in the area, I shop and dine out locally. I also employ a local gardener and maintenance people If this premium keeps increasing I will no longer be able to afford their services as have to live on my pension which does not increase by this amount yearly. So I wont be spending money locally if I have more overheads.

The whole area would decline further as there as there are few amenities available.
Many second home owners have friends visiting whilst there who spend money in the local community. this boost in local spending would be lost if the owner was forced out through an increased premium .
Shops and amenities are used by visitors to the area
How would they know ? and anyway the extra revenue will go to County Hall, increase in Coucillors stipends ?
As in prior question, there will be less spare money to spend on local businesses
Some second home owners are likely to sell up . If they are at the higher end of the market the houses may not sell. There are several houses in our street where property is empty waiting sale. This is not good for the community
Rural properties away from tourist hot spots could become deserts . The tax should only be applied to houses that are occupied intermittently where they are depriving the area of homes for local workers.
Owners will use local services more in order to get value for their money, increasing the demand on local services
From our experience in Llanidloes, we had a very positive and cordial relationship with the community, we wanted to make Westmont our main home but due to my husband's illness have been unable to do so. Due to the much increased Council Tax Premium, our home is now on the market and this will eventually, and very sadly, end our relationship with Llanidloes.
More holiday let's to people who do not use local shops only hospitality.
Some second home owners would just pay more, some would sell up and the homes would be bought up by other (richer) people, or by wealthier 'incomers' - NOT by 'local' people desperate for somewhere to live. You would get even more complaints from second homes owners who would be paying more Council Tax and getting poor services. If 'local' people saw extra money being spent directly on their streets and Council facilities perhaps they would rejoice at this measure but I doubt whether that will happen.
Further increase in Council Tax premium will at some point bring Less externally generated funds coming in to local community (purchases and services)
IT WILL NEVER BE FAIR BOTH FOR LOCALS OR PERIOD OCCUPANTS UNTIL THEY ARE BOTH CHARGED THE SAME COUNCIL TAX
Fewer visitors to local shops and businesses and services. I don't see how this can be minimised.
We will reduce our spending on local services if the council tax goes up in the way you are contemplating. I suspect most other people in our position will do the same.we don't have limitless resources. The effect therefore will simply be to reduce the incomes of local firms and businesses. Is this idea really anything more than an attempt to raise revenue by the council?
Holiday home owners/second home owners spend a lot of money in the local community when they are there, especially in restaurants, pubs and other amenities. It is hard to estimate their reaction to an increase in the CouncilTax premium. It might have no effect; it might adversely affect restaurants, pubs etc.
See comments above
We spend money on house improvement, this year £2500 on new windows by local company Beacons Glazing, of Brecon. We have always used local traders for roofing, building, gardening, heating oil maitenance (new tank etc), which house owners would NOT necessarily do to improve the property and environment.
The area is rather dependent on tourism and this brings money into the area. No holiday lets/ more expensive ones will be detrimental.
Some farmers and those on lower incomes can only live in local communities using the income from a rental property. If this were to diminish it may irrevocably change local communities.

It would reduce the tourism and support that brings for retail and hospitality , not sure how you'd make it positive
It couldn't be minimised— see above.
ghost towns will emerge people are not buying houses like the 70s get real
Not sure
Less money to spend in local shops and restaurants.
Home owners will spend less in the community. It puts less cash in their pocket.
I think the costs are becoming inhibiting. 50% is just about manageable although the council does not make us feel welcome, in contradiction to local people's very welcoming attitude. A lot of second homes require renovation and the new owners have the money and energy to improve property. In the longer term this is improving the council's housing stock. This is something the Council don't seem to recognise if second home owners leave the area.
if people sell then these communities will change and not all will be for the positive
it cannot be minimised
Many people with "second homes" are originally from the local area (having to live elsewhere for employment and other reasons), they continue to contribute to local community both economically, culturally and socially (caring for relatives etc). Forcing these people out will only increase the influx of investors/retirees from the South East of England and other areas, having a detrimental effect on the local community, which is, I am frequently told, struggling from unsympathetic relocation policies.
I will not contribute any expenditure to local community businesses.
There would be an increase in relatively expensive empty properties for sale. The obvious answer on how to minimise the effect would not be to increase the premium.
Mainly a reduction on local business from visitors - less visitors
In our case, Talgarth may well lose residents who care deeply about the town, have established friendships there, and have been willing contributors to local causes. That would reduce the diversity and increase the isolation of the town, and deprive it of a caring part-time resident family.
Many second home owners have owned their homes and been part of local communities for many years. Occupying their second homes during non-pandemic times for at least 25% of the year, they support local merchants, make charitable gifts, and a wide array of local friends. The sort of gouging under consideration would completely disrupt the lives of many locals.
Second home owners spend money in the local community throughout the year and more regularly and diffusely than tourists. Cannot minimise this.
Owners of periodically-occupied properties, by definition, use council services and facilities significantly less than other residents, so they subsidise other residents before any premiums are added. Currently council tax on periodically-occupied properties is charged at 150% of the normal rate, for services used, in our case, 16% of the time. Clearly, the council tax premium can only be described as a fine on second home owners purely for owning the property, as it does not reflect the cost of services provided to those homes.
Powys CC does not have a great reputation within the community as it is, and i fail to see that this greedy action will enhance or improve anything
More tax means increase the rent which means less occupancy which means less spent in local shops and pubs
People would leave a second home and community will lose the positive impact of people who wish to live in the area and what they bring.
No communities will benefit only the council.
It won't, we use less services for a higher price and subsidize Powys resident
don't charge over 50%
Might put people off investing in Wales. I lived in Wales when I was young and have been in love with the country since a small boy. From my point of view Wales needs investment on the land to keep, it

in top condition, and tourism. Both of which we contribute to in bundles. We not be discouraged to continue by increasing taxes.
Owners will spend less locally.
It risks causing a lot of ill will. For a start, among second home owners who are often very longstanding members of the community (my family has had our property for 50 years, I spent much of my childhood there and my parents are buried in Crickadarn churchyard). I earn money elsewhere which I am happy to bring back and invest in the community (where I live almost half the time - other than during coronavirus restrictions), because I love it. People locally - "second" home owners and full time residents - were really shocked at the tone of the letter the council sent in March. "Did you get one of those horrible letters?" one of my neighbours asked. (Yes, I did). The council could do a lot more to make clear that it considers those not fortunate enough to be able to spend all their time in the county still to be valuable members of the community, and to encourage them to be so. The alternative is to shun those many people who have ties to more than one part of the UK, and to shut off the community.
Don't do it. I write as someone who greatly appreciated Powys' past provisions of Day Centres and slightly subsidised home care for my late parents.
As stated above, it could greatly change the dynamics of areas if they become occupied by transient people who feel no responsibility towards the area and simply use it to make money that is then withdrawn from the local economy.
If those properties are not desirable to local people, more houses may remain empty.
See my comments above and: There are many holiday lets and periodically occupied homes near me that do little for our community, but I work really hard for my local area. Apart from my work as a physio I have been Chair of Brecknock Wildlife Trust and am still a trustee of Wildlife Trust of South and West Wales, I have run workshops with local health charities and I am thinking of signing up with the local Mountain Rescue.
If it leads to 2nd homers leaving or empty properties it will be negative as less money will be coming into the local community.
discourage involvement in local economy
Less money spent by such owners in the local community
I and my family contribute to the local community and provide not only work for local tradesmen and businesses but also purchase goods from local shops as well as attending local community events and chapel. The effect of increasing the council tax premium will be to reduce the money spent of such local tradespersons and businesses and local shops and to increase the work carried out in house by owners. Consequently, the council should leave well alone and not try to increase the premium to cause a reduction in the revenue actually raised.
The local community is happy for us to visit. There are not enough of these properties in our area to make a difference.
I find these questions difficult to answer because our situation is fairly unique
Less money may go in to the local community and businesses from those that stay in these periodically occupied properties as more will be collected to pay higher council tax.
If it persuades us to sell up and move away, local people will lose people who employ hedgers, fencers, decorators, builders, people who resurface driveways, people who bring visitors who spend money locally, AND tell their friends about the attractions of a beautiful friendly tranquil area.
Less money coming in from tourism
If would depend what second home owners would do. But I think you should take on board that second home owners use local businesses for repairs, transport, food etc. I think you should also recognise what second home owners give to the community. We involve ourselves with what is happening in the local community - contributing to

and attending local events. Supporting local churches, shops, community centres and also many of us are good friends and neighbours.
Less people spending money in locality
Owners will be forced to either rent out their properties or convert them to holiday lets with the inevitable impact on the community.
Tourists spend more. When was the last time the subsidised contributed to their local shop or village pub? Tourists are needed in a rural economy.
Homes such as ours would become neglected and potentially derelict. It is not clear if there is a market to sell such a unique property and it is not suitable for year-round habitation.
i asked the local community if they were happy for me to purchase as no one was interested in it. surely its better than being totally empty and we add to the local economy.
As above, you did it once, what did the data show?
There could be less tourists to the area because the owners would have to increase rental prices
Less tourism as prices are to hire to rent, less people visiting shops, pubs, restaurants
For those people who do own properties that they let out, would need to increase their accommodation costs. I feel this may result in less tourism into the area. Therefore less people, less money to local businesses, shops etc.
When I look at the comments my guests have made they have spent a lot of money in the local area, either visiting places of eating out. Even though my property is self-catering, guests on the whole eat out every night or have a take-away. I live locally and my personal spend is a lot less then that of my guests weekly - I am local I hardly ever eat out - I cannot afford to!
You really should be asking "why" for all answers and then asking additionally for any ideas! By not increasing it is the answer to the question you ask - because of the reduction it would otherwise have on the money we spend in the community which outweighs any gain.
We may spend less inclined to spend in the local community! Where we have our house, there are a number of permanent caravan sites which provide income to local land owners and a regular income to local stores, pubs and restaurants from visitors. This in turn provides valuable jobs in a largely rural environment where jobs and industry are limited. if this increase drives this busy away there would significant negative impact.
It depends what you do with the proceeds. If they go into a black hole, there will be no local benefit. If you increase the income of the local people to counter the effect of their possible loss of income, they might benefit. In my case, that might amount to £500 per month.
It will provide the council with extra financial resources.
Increased financial burden on families particularly during such hard times
If raising the Council Tax has the effect of reducing the number of periodically occupied houses then I would imagine less money would be spent in restaurants, pubs and other places of amusement. This would naturally hurt the local economy.
Again - can't answer how to minimize this. I suspect the local community would miss our input.
With a decline in second homes and holiday visitors etc arising from such a policy the negative impact on the economy, jobs, the construction industry and house prices (already low compared to the national average) it is impossible to see how the impact could be minimised.
Again this depends on the community. If there are an excess number of periodically occupied properties then this will be positive. However, it must be remembered that the council tax on such properties gives Powys a very beneficial income as demand for refuse collection, policing, road repairs etc are not used to the same degree as a permanent resident. So I think the council potentially stands to lose out in places where periodically occupied properties are not causing a housing shortage.
See previous answers.
There would be less money to be spent: - in the hospitality business of the area and

<p>-on maintenance services supplied by local building contractors and building supply companies and</p> <p>- on green issues such as tree planting, creating and maintaining ponds and hedge rows.</p> <p>It would be very difficult to minimize this impact.</p>
<p>It depends how many there are in the community - perhaps there should be a 25% limit on the number of properties which can be periodically occupied. Usually incomers are initiators of new projects and benefit the local community a great deal.</p>
<p>We believe the number of periodically occupied homes will reduce. This would significantly reduce tourism in the area which would have a knock on affect on the local economy and community. We have a holiday home because our daughter and grandchild live in South Wales which is too far for us to travel to without staying over. We contribute to the local economy.</p>
<p>Again, it would not help the rural communities at all, as it would have a very negative impact on the footfall in the local business community as less people will stay overnight in these areas and thus spend less money in the area, negatively affecting trade in local businesses.</p>
<p>We feel we are part of the local community, have been for 17 years!</p>
<p>If the holiday home owners sell up and leave the area there will be a definite decline in the community spirit and contributions made by these home owners.</p>
<p>More affordable houses for locals. More financial income for the county council.</p>
<p>None. If the property was occupied by a full time owner, they would shop at the main supermarkets and take their business to the market and larger towns, where we stay local supporting the community.</p> <p>Could we ask a question, if by increasing the council tax on periodically occupied properties, would the local areas benefit?</p>
<p>Leave the tax as it is</p>
<p>Some very rural properties, which realistically only ever be occupied as second homes, will fall into disrepair, people will not visit them so the additional money brought to communities will go. The property I own would not be accommodated by most local young people looking for affordable property, it is far too remote, doesn't have access to jobs etc.</p>
<p>Reduction tourist spending in the local economy would have negative impact on the already struggling hospitality sector</p>
<p>This all depends on the use the small amount of additional tax collected is put to. The council would have to demonstrate to what purpose the extra money is used for. The amount raised would vary from place to place and not actually amount to very much. If the money was used to build affordable housing in sustainable locations, then all to the good. However, you only have to look at Adfa to see what terrible mistakes have been made in recent years in a location that must be the most unsustainable location, accessed by single track lanes, no bus service, no shops, no train station. If this is the kind of development the council believes appropriate to help people to buy houses, then it is a mistake to spend any extra money in such a way. However, if the additional revenue were to be spent on post offices, libraries, recreation grounds, bus services etc.. then all to the good. So for my answer to be positive, then I would expect to see the additional revenue being spent in my locality which might easily be in a very remote location. This tax is simply punitive and prejudicial as it deliberately targets people who are considered wealthy, and by and large come from England. Such people by virtue of habitual residency place less strain of public services than those who are permanent residents, and therefore are less likely to demand health services locally. The reality should be the opposite where second homes are DISCOUNTED</p>
<p>See end comment</p>
<p>I will be able to afford to do less maintenance on the property so there will be less work for local businesses.</p>
<p>see earlier answer.....</p>

More houses for sale but unaffordable to first time buyers or social housing tenants
These days many many people have to travel or work in more than one location. I know lots of people who are literally half their time in Wales and half elsewhere/ These tend to be higher income earners . They bring investment, resources and knowledge/skills to local communities .Wales should be trying to attract these people not telling them they are unwelcome by penal taxation.
We contribute substantially to the local community both economically in terms of shopping and job creation and also support our neighbours. These benefits to the community be lost if we left.
Do not do it. Do not single out this type of owner. The Lake District in England has a large proportion of second homes compared to Wales. Its communities are vibrant throughout the year and local tourism supports the local industry i.e. agriculture to a massive degree. This is without any form of Council Tax Premium.
Only if the excess is returned to the community
Local businesses would no longer have regular known customers.
It depends. Many part time residents are enthusiastic supporters of local organisations. Others not so.
Owners will increase cost to tourists who will spend less in the area
Increasing the Council Tax premium for second homes could drive away those long time owners who have supported the local community. Whereas we have every sympathy with those communities where second homes are so numerous as to render villages and towns almost ghost towns out of the holiday season, that does not apply in Powys. Second home owners have a positive effect on the local community, using the local shops, employing local tradespeople, providing much needed income for tourist attractions. We, for example, as well as supporting local shops, tradespeople, garages and other facilities do what we can to help the local community. We are members of the Stewardship scheme for our local church, we support Shakespeare Link. We show our love of Wales and its beautiful countryside and wildlife by being members of Radnorshire and Brecknock (now incorporated into SW Wales) Wildlife Trusts and we are also members of the very local Rhayader by Nature. All our wildlife sightings are reported to the county schemes thus helping to provide the necessary data to protect Welsh wildlife.
A policy that penalises owners who support the local area, which is already suffering from major rural depopulation, will discourage both existing and prospective owners from investment. By treating property owners such as myself as pariahs and unwelcome, the result can only be longer-term decline. My family have been active supporters of the local community for well over 150 years and take our responsibilities to the local community very seriously.
It might drive away tourism
We like to this we are part of the community. My grandparents are from the village, buried in the churchyard. We support local initiatives, such as church coffee mornings, plays etc. This would all stop if we are forced to leave
No one would want it, it is too small.
We won't be here to support the local community. The impact cannot be minimised.
The dilapidated properties will be more difficult to sell. Don't increase council tax
I have addressed this above regarding reduced income generated
If you increase the council tax premium, that just means holiday home owners like myself will have less income to spend in the local community. When you increased it to 150% we stopped eating as frequently in the local pubs and stopped spending as much on other local things to balance our financial outgoings. You should see holiday homes as an opportunity and not a threat. Many are in remote locations where there are few jobs, but people on holiday bring money into the local economy by spending locally. Concerns about affordable housing could be met by building more, hence creating employment for those building, more homes for those needing them and more income for the council from the increase in the number of homes, hence the increase in council tax receipts. I feel that Powys Council mistakenly see holiday home owners as people to be removed from

Powys rather than looking at the things I have outlined here and seeing them as an opportunity to be welcomed.
It risks creating resentment and encouraging homeowners to withdraw from supporting the local economy, shops and businesses. Powys needs to engage positively with all homeowners to build a strong and loyal community.
This is inciting division and a 'them and us' culture. A dangerous and slippery slope.
Not sure depends on the personal circumstances of the owner. Don't increase the Council Tax premium would minimise the impact!
Users of second homes bring income into communities, both to shops and service providers. Many are also play active roles in communities.
it would drive leisure spending to other Counties.
The local community needs the income from money brought in from outside of the county.
As above.
Less work for builders,gardeners.cleaners.in my time in my home probably spend more in restaurants etc than full time residents do in a year.
Money never spent on areas that need it
Not all periodically occupied properties are owned by people who profit from them. Some are owned by people whose family circumstances make it impossible or impractical for them to live there. It might not be possible, for example, to sell a property until probate is granted or marital separation/divorce is settled. Charging people extra in these circumstances is wrong. It is in no way based on the ability of people to pay.
Many second home owners in Powys have deep roots in the community, through family and other connections. Whilst the serious financial pressures on Powys CC are understood, second home owners should not be used as easy scapegoats, and should instead be valued for the contributions they make in ensuring extra spending in the local economy and helping to create a more diverse community.
Increasing the Council Tax premium is likely to negatively affect the money that such homes attract into the Powys economy, which supports tourism, business and employment.
Owners would be tempted to sell up thus reducing their significant contribution to local economies and communities
Owner would have less funds available to use local crafts man and trades people to carry out maintenance
We would not be able to support those who we now employ.
See above
As per my answer above, it would be devastating. If your objective is to stop people ownign second properties, or making it the domain of the rich then well done you. You are getting there. I am not rich, we have an average household income, but chose to live in a small property in England so we could look to move to wales and find a community we enjoy being a part of.
By using this money to improve services to the local community
Local businesses would suffer if visitors were deterred from coming - affecting the local economy. Look at the effect stopping visitors has had during Covid on businesses. Once the covid crisis is over people will be on much tighter budgets so prices going up will encourage families to holiday in the cheaper places. If Powys raises the council tax beyond other areas of the UK it could have a very detrimental affect when trying to rebuild your tourism next year.
There are already so many empty and unused properties that forcing people to have to 'sell-up' because they could no longer afford the Council Tax, particularly as the benefits that come with the payment are greatly reduced. i.e. unable to register for health care, travel passes, education etc.
It a like a Spanish land grab , powys what's a cut in property ownership ! It's unfair to people who love and care about the area, who have come here for centuries.

<p>We are active members of our local community. We employ local trades, shop locally, socialise with our neighbours and bring friends and family to the area, contributing to local tourism dependent business</p>
<p>Keep the Council Tax premium as it is.</p>
<p>If people are forced to sell, leaving properties empty and too expensive for affordable housing, this will have a negative impact.</p>
<p>It creates a two tier community system with one half thinking its their birthright and the other content that they have paid for it so why should people interfere</p>
<p>Arguably, no impact at all. What benefit would our immediate local community receive through this surcharge.</p>
<p>SANE AS ABOVE</p>
<p>Less tourists generating less income for local businesses.</p>
<p>People who have a second home contribute to the local economy by creating jobs for local residents and thus increased income</p>
<p>If second home owners are incentivised to use the property for holiday lets there is less time for community involvement.</p>
<p>Hopefully put some people off buying and stop house prices rising so local properties are more affordable</p>
<p>for those properties located within a settlement and something that's affordable to local resident, young eople , families then potentailly a stronger local economy.</p>
<p>I live in Penarth and really love my cottage and the Brecon Beacons, so much so that I pay the large tax out of my pension rather than sell it. Friends and family, including those in need, use it regularly, they love it too and I don't charge them. When they or myself are staying we always support the local pubs, shops etc. I have friends in the local community who I have regular contact with. A relative of a local friend who is self employed, uses it regularly when he comes to help with the business. I don't charge any rent. Holiday people come and go every week, sometimes do not care for or respect the houses. They probably make no contribution to the community.</p>
<p>Restore the original 100 % tax rate. Owners would feel valued and will have more money available to be spent in the local community.</p>
<p>It would encourage the idea that all 2nd home owners are rich and that they should be punitively taxed and charged more creating a division.</p>
<p>Wales and Powys in particular needs those who can represent the interests of Wales and Powys in London; it also needs the income from those who live and work in both Powys and elsewhere. Discouraging such persons from Powys would be seriously detrimental and damaging to the economy, particularly as those who need to work in cities and int he country would be driven to considering going elsewhere.</p>
<p>The impact would be that we would need to reduce the amount of money we spend in the local community. For the renovation of the cottage we use local plumbers, carpenters, decorators etc., and also have locals regularly working on the land, mending fences, styles, cutting hedges, clearing gorse etc. We are currently planning an agro-forestry project, which will employ local people. It also provides many other benefits to the local community. One neighbouring farmer puts his sheep on our land, while another uses our barns for winter storage of his agricultural machinery, while another uses our yard to prepare his Christmas trees for sale. We do not currently charge for these services. We also make it available to people who live in flats in Welshpool to visit to provide space that they don't have. We shop only at small local businesses, supporting only local shops and restaurants, avoiding supermarkets.</p>

If there's an increase in council tax we will have to reduce our spending in these areas. We don't believe there's a way of minimising this impact.
There is no way to minimise it. I would be forced to cut back on using local labour and services , and contributing to local causes . When the 50% charge was introduced I reduced the number of times I use a local gardeners to cut grass and hedges, and reduced my contribution to the local chapel. If it goes up to 75% I will be forced to stop using them altogether , and will have to drastically cut my use of local restaurants and cafes to save money, and sadly I would have to stop contributing to my local chapel.
Less support for local amenities
Again, leave at current rate
Tourism in Wales is an important part of the Welsh economy. Increasing the Council Tax further on periodically owned properties would lead to a sense of rejection and bad feeling from people who have contributed to the local economy and communities over many years.
vast investment into the community via jobs for builders tradesmen shops garages services restaurants pubs will cease if owning a second home becomes prohibitive the community needs investment from people who do not take so much out of the economy
Unlike me I think other people will rent out their homes and they will be more expensive to cover the council tax my home would never be affordable this is not going to do anything for Powys.
I do not think it could be minimised. Please see below how much we contribute to the local community; if you make it unaffordable to retain the property, this would be lost.
Our home is a few miles from Machynlleth, and away from the coast. The local community is not short of homes for sale, but the market is very slow to sell propeties at all times. Discouraging 2nd-home owners from being in the community by charging a premium will stop the market even more, as 2nd homes will be even harder to sell - without taking a large loss on the price and the proposed premium will discourage new 2nd-home buyers even more from entering the market. The commuity wll then become less rich overall, as the optional spend by 2nd-home owners is severely reduced and will affect local businesses ho re built around tourism and catering.
Loss of spending on shopping, the contracting/building/redecorating sectors, cultural activities. I always do my grocery and other shopping in Brecon and have spent considerable amounts improving the condition of the flat, using local contractors. Nor have I turned the property to a business to evade the CT premium and business rates, causing revenue decline for PCC
As my answer above, I would not use local shops or services and use cheaper out of area alternatives. The local shops and service sector benefits currently. Actually reducing it would make my disposable income increase, being able to spend more time and money in the community.
Fewer visitors to the area.
We couldn't support our elderly neighbours, and locals clubs.
In the case of my family, the incurred extra expense would reduce our spending possibilities locally.
Only having the premium on months the property can be occupied
It would mean less funds to spend locally. e.g. employing local builders.
it is likely to cause a further reduction in population and the death of small communities like Llanidloes
By not doing it ! You might drive out owners who massively contribute to that community.
It depends on what the effect of such a move might be: alienate and reduce the cooperation of the owners of such properties or remind them of their responsibility to the community or drive them away leaving houses for the local community.
Again this is similar to the answers above. If they are tied in with other changes that occur across the spectrum of local authority decision making powers than the changes can be quite significant but if

they are just an increase to increase revenue for Powys County Council then the benefit will be much smaller.

It would have a huge negative impact because it would force the periodically occupied property to stop renting out or either, like myself make it their permanent home, or sell. Either way the local community would suffer due to lack of jobs that are always generated by a property that is rented out.

Probably we would spend less money to help local businesses in the area.

For all of above reasons, no benefit at all. We are already very involved in the local community, even though we are not permanent residents. I think is naive to think that there would be any particular benefit, but maybe there are some communities where that might be so. Difficult to think of any.

It would depend on the size of the local community and how many properties within that community were periodically occupied.

Colled incwm. Pe baent yn cael ei gwerthu efallai mai i pobl tu allan or gymuned byddain eu prynu beth bynnag.

Os bydd 200% o dreth yn cael ei godi ar dai haf, byddai'n achosi i bobol ail feddwl ynglŷn â'u prynu fel tai haf. Byddai'r tai yno ar gyfer pobl leol. Byddai llai o siawns i anheddau fod yn wag, ac i ysgolion gau (ysgol gynradd Abersoch yn enghraifft cyfredol o h6n)

O godi'r premiwm Treth y Cyngor y tebygrwydd yw y bydd mwy o berchnogion llety gwyliau yn cofrestru fel busnesau, gan olygu llai o refeniw i'r Cyngor o'r eiddo hwnnw. I ni, rydym wedi parhau i dalu Treth y Cyngor (150%) - heb gofrestru'r llety gwyliau fel busnes. Pe bai'r premiwm yn codi'n uwch fe fyddwn yn ystyried cofrestru ar gyfer Ardrethi Busnes. Rydym yn deulu sy'n byw yn lleol ac yn gwario'n lleol - dyw'r incwm o'n llety gwyliau ni ddim yn gadael y sir.

B8: What impact, if any, do you think increasing the Council Tax premium on periodically occupied properties would have on tourism within Powys? - If you have answered 'negative', please tell us how this could be minimised:

<p>Powys needs tourism to grow Increased taxation will result in costs being transferred to customers Out pricing the area and risking tourism going elsewhere in UK</p>
<p>People visit Powys either regularly to stay in their caravans, some over many decades. These people use local shops and contribute to the local economy. But purchasing a second home as a bricks and mortar house does prevent the local communities from getting on the housing ladder. B&B owners are affected by the second home owners as they use AirBnB and undercut the local businesses.</p>
<p>Had to answer, loads of options available to tourists in Powys. I welcome tourists but feel that Powys is going to be even harder to buy in soon as a result of COVID 19 and people's reluctance to live in cities whilst being able to work from home.</p>
<p>During this time where tourism has been so affected we should be encouraging tourists, not reducing their ability to visit</p>
<p>No change.</p>
<p>Many people visit during peak season or bring families and friends to Wales in general. Removing this section of the community not only makes properties in other areas more attractive, but in doing so takes food from the mouths of the local community.</p>
<p>We need to get away from this assumption that people occupying holiday homes are tourists. There is NO evidence to suggest that their per capita spend is similar to that of tourists.</p>
<p>Possibility of less visitors in own properties - probably fairly negligible effect as would not affect holiday lets etc (?)</p>
<p>People who own these second homes do not contribute to tourism in Powys</p>
<p>Would not decrease significantly. Powys would benefit if properties were either better utilised - if people are paying more for an asset, they might be inclined to use it more and value it more. If they sell it then it may pass into the hands of permanent residents.</p>
<p>If the property owners, decide to sell then obviously you will lose those owners and their contribution to the tourism industry and the economy.</p>
<p>Only increase Powys much needed funds</p>
<p>It would deter people from buying a second home in our communities which would reduce visits from tourism. Tourism brings in vital money to our rural communities. Yet, anyone running a holiday let or even wanting a second home to visit throughout the year are being painted as villains. The negative and frankly vicious diatribe against tourists during this pandemic only highlights the negative way Powys views 'outsiders. Do you want tourism or not. We as a family stay in Holiday homes throughout the UK and would not like to be made to feel unwelcome. Wake up to the benefits of tourism and stop being so insular. I am a lifelong resident of Brecon.</p>
<p>For all the same reasons</p>
<p>PROPERTIES THAT LOOK LIKE BUILDING OR RUN DOWN DOES LITTLE TO ATTRACT HOLIDAY MAKERS INTO AREA</p>
<p>Some of these properties are rented out for tourism purposes. There is no answer as to how the shortfall for local businesses reliant on tourism can be compensated.</p>
<p>It sends the message that tourism is not welcome in the area</p>
<p>There is already a good supply of holiday lets available</p>
<p>Second home owners will sell up. Glut of properties on market. Loss of income to local economy. Don't raise council tax.</p>
<p>It incentivises 2nd home owners to let the property so at the very least an economic benefit of having "proper tourists" staying</p>
<p>As above</p>

There may be a negative impact on tourism in some areas. COVID-19 has shown however that our economy is too reliant on tourism- another issue we need to give serious thought to.
Still loads of caravan sites and B&B to accommodate holidaymakers. This would help the local economy and bring more money into the area.
It wouldn't effect the number of people here. One if you can afford a holiday home you can afford to pay for tax, if you have a holiday gone here you clearly love the area and would naturally come here anyway.
Ultimately you will reduce supply for holiday accommodation, thus reducing visitor numbers How does that benefit the wider Powys community? The answer is not to penalise holiday home providers /second home owners with additional charges. They will take their investment elsewhere
If the council tax increases any more then I won't be renting my cottage out. All the local shops / pubs/cafes and tourist attractions will suffer
See above
We are a tourist destination so people would still come here.
Very little as people have more money in other local nations than us on the whole so will still buy. I wish there could be a cap on how many part times/2nd home owners
holiday lets are an important asset to tourism so reduce the charge to the same as all of us
No impact - the horse has bolted.
Leave the surcharge unchanged. A lot of second homeowners who are regular visitors would cease to come and their contributions to local business and prosperity would cease.
I have no idea.
reduction in regular tourism visits by their owners, reducing their spend in powys.
Leave the premium at 50%
To repeat the previous answer: Tourists coming in to periodically properties are HUGE supporters of the local economy. These are rich tourists who can afford upmarket holiday cottages and they eat out in local pubs & restaurants, spend money in local shops, and support local attractions. Any attack on the tourist economy will hit Powys badly. The ONLY way to minimise this impact is NOT to increase the premium. It really is that simple and it is straightforward economics! If owners have to pass on the premium cost to tourists, it is simple economics to realise that higher rental prices will deter customers. So it will of course lead to fewer tourists coming to Powys. So.....do NOT increase the premium!
In order to absorb an increased premium it is likely to increase letting charges and make a holiday stay within powys less affordable. In my area of very rural Powys the hill farming economy relies on holiday lets to survive. Anything that damages this is extremely detrimental and dangerous. I do not see any way of minimising this so would urge this proposal be rejected.
You will push up accommodation prices and potentially reduce supply with no guarantee that any properties sold will either be affordable or be sold to locals.
The area I live in needs to have tourists. Penalising me for coming may stop those visits and make the area poorer
It cannot be minimised. The more you tax tourists, the fewer you will have.
If the CT is increased on homes to let then the letting charge will be increased and potential renters reduced.
Depends how many there are. Compared to total visitors, the number regularly occupying holiday homes must be quite small.
I'm not sure but I think it would make people look elsewhere to run holiday accommodation, resulting in a downturn in visitors and economic activity

<p>Reduced accommodation available as owners sell. Holiday prices would increase to cover increased council tax which leads to lower occupancy (fewer bookings).</p>
<p>As before we and others would be very disinclined to visit tourist spots in Powys and then our many friends who visit would also reduce their visits creating a snowball effect to reduce tourist spending within the county. I don't think there is a way, other than reducing the general council tax rate across the board to reduce this impact.</p>
<p>It makes a visit to Powys too expensive. Fewer people would be able to come - except the rich!</p>
<p>As above, by not increasing the Council Tax premium. To the extent that periodically properties are occupied by visitors to the area, this makes a positive financial contribution to the tourism industry. Increasing the Council Tax premium will most probably result in a reduction in the number of properties available for tourists and this will therefore reduce the revenue from tourism.</p>
<p>some holiday home owners will sell and buy properties within other areas of the country. especially since this pandemic and the border closures etc that has proved for a very difficult year all round.</p>
<p>I don't have a holiday home, but can't imagine it will help tourism much.</p>
<p>Second homes are often let to tourists.</p>
<p>This move makes people feel unwelcome to visit the area.</p>
<p>You risk reducing the supply of rentable places, which simply drives tourists to stay elsewhere, i.e. in England, or by raising charges / rents on places like ours guests will make economies in other ways to compensate, i.e. by bringing in supplies from England, reducing the length of their stay, etc.</p>
<p>I believe it will have an impact on availability and will ultimately price Welsh properties out of the market. I understand that Powys is one of the few councils in the UK with this policy.</p>
<p>If the premium was increased, second homes would be sold rather than converted to holiday accommodation, so the net number of people visiting Powys and using facilities would certainly reduce.</p>
<p>Keep the premium at the same level</p>
<p>Second home owners / holiday rentals increase the tourism market, bringing more money into the community without the increased cost of permanent public services</p>
<p>as above.</p>
<p>Increases in rentals or lets would effect tourism pushing people back to cheap foreign holidays</p>
<p>We feel that the Council Tax premium levied at the current 50% rate is set an acceptable rate which can be seen as proportionate by second home owners and to the local population. Increasing the premium further by 25% is unlikely to raise significant extra income for the council and would be resented in current circumstances by such owners who are unable to access any council services or visit their properties.</p>
<p>Less money to spend on leisure and tourism.</p>
<p>More owners will choose not to do the hard work which comes with letting. There will be a decrease in local jobs related to the holiday Lettings.</p>
<p>I think my family and I would feel the house was too expensive to run as a holiday home and we would take our holidays elsewhere and therefore to contribute to the local economy</p>
<p>As above. Not everyone wants to stay in hotels, pubs or campsites so a good supply of holiday rental housing means the area can be a year round destination.</p>
<p>Less properties available for rent</p>
<p>Do not increase the council tax as we would have less money to spend in the locality</p>
<p>If second home owners are driven away it will only damage tourism. The income from holiday homes must be significant in the local economy and cannot be minimised by increasing council tax further to unreasonable and punitive levels, at which they already are.</p>
<p>don't do it</p>

<p>Second home owners bring incredible amounts of tourism to the areas, and shop locally, eat out locally and visit local attractions or use their home as a base for exploring the rest of Wales - loaning houses to family & friends is currently a good thing to do as many have lost income or jobs and cannot afford a holiday any other way, rented out properties are full due staycations and covid, plus increasing the costs for homeowners is not acceptable and is not a viable solution. The 150% current cost is unacceptable as second home owners are NOT using all the services provided under council tax costs and we are being negatively targeted - and houses would be left empty and would fall in to disrepair and look dreadful, decreasing the value of housing stock locally.</p>
<p>It would alienate tourists who do visit second homes</p>
<p>there'll be less holiday homes for tourists to visit</p>
<p>People don't want to see empty properties in villages. We bring lots of visitors to the area again contributing to the economy Shops Pubs Restaurants places of interest.</p>
<p>There would be a reduction at tourist sites and hospitality venues from visitors.</p>
<p>As above less tourism and money coming into hospality</p>
<p>Second home owners help to promote tourism within the area , therefore their loss would have a big impact on tourism .</p>
<p>2nd home owner will sell properties and therefore not visit the wonderful country.</p>
<p>Less affordable to most Arguably more letting but to people who are less concerned about the countryside and may not return again unlike most property owners.</p>
<p>By not doing it. Tourism is a key industry in Mid-Wales.</p>
<p>Why would anyone buy in Wales with a council tax rate of 200%? It's a case of shooting yourself in the foot! I for one, will be furious if this goes ahead.</p>
<p>Please refer to previous answer</p>
<p>Second homeowners may look at moving their second homes to more affordable areas and where they don't feel they are an easy target for exploitation by the local authorities. All of the above effects can be minimised by not increasing the premium.</p>
<p>Less houses for tourism so reduced tourism cash for local businesses</p>
<p>I don't know</p>
<p>(Positive or neutral - people coming here will be more likely to stay in hotels etc. rather than in their own or friends' etc. second homes, thereby contributing more to local tourism jobs.)</p>
<p>This would mean that fewer properties would be available for rent at a reasonable price so do not increase the tax</p>
<p>Possibly less visitors as rents would increase to cover this increase in Council Tax premium and therefore fewer visitors spending in local businesses</p>
<p>By reducing or removing the Council Tax premium. This would encourage visitors and friends of those owning periodically occupied properties to come to the area and spend money locally.</p>
<p>Relatives and friends of second home owners less likely to visit multiple times per year if have to pay for accomodation.</p>
<p>There maybe more holiday lets, which would encourage tourism to the area and would be a positive for the local economy.</p>
<p>Possibly negative as owners will have less available income to spend being tourists and if they are forced to sell to 'locals' then tourism could lose out altogether.</p>
<p>There would be less visitors. Visitors and tourism are a huge benefit to local economies</p>
<p>Obviously,less tourism would mean less support for the local economy.</p>
<p>It may force people to sell their homes if only used as holiday /second homes thus reducing visitors to any Powys and surrounding attractions,</p>
<p>Leave things as they are</p>

I can't see anyway to minimise the impact on tourism. it's a very foolish thing to try to use council tax to implement housing policy. it will just ruin the local economy. lots of farmers and smallholders rely on the small amount of income generated from holiday lets.
Any properties that did do any Holiday let's would have to charge more and therefore price themselves out of the market
It will cause tourists from away to feel unwelcome, only anted for their money "fleeced". Why not welcome outsiders, that way they are more likely to engage in the community and spend happily. Rather than think "sod you" and bring their own stuff.
There will be less holiday cottage properties especially with the impact of COVID 19- so there will be less availability for tourist accommodation.
It couldn't be. Second home owners invite friends to stay who then contribute to tourism. If less people can afford second homes that tourism would be reduced and could not be recovered,
by giving a allowance for the holiday lets as it brings money in to the local economy. As I have stated in the previous line about the empty house with no to the local economy
holiday let properties have many different families throughout the year, but if a property is purchased as a holiday home there would be one family a couple times a year
Completely short sighted and money grabbing
Families would need to share the higher costs and wider family may be discouraged from using the property and thus spending less within the community.
as above
try and incentivise investment not tax those that want to come to Powys
You will empty the market for ho;iday homes - this will lead to less employment
it will create a resentment against Powys
I cannot really comment. My house is my home and never rented out.
If your objective is to drive down the number of periodically occupied properties by driving up the cost of ownership then yes, it would negatively impact tourism.
Don't increase the CT premium
As above, tourism would be seriously affected Don't do it
The property market has it's own dynamic, which measures like this, however well-intentioned, would have little effect on. All that this does in my case is give me a feeling that I'm not welcome, and make me consider disengaging with the local community. Having already bought the property, I don't intend to sell again soon. Therefore, my plans to visit regularly, continue to spend locally and generally contribute where I can, may well be compromised by this and any similar measures. If you really think this is the right move, perhaps you could choose to apply it to people buying properties from this point onwards, rather than those who already have.
Again, prices pushed up are never going to be an incentive for people wanting to visit/stay etc
Wales needs to take a long hard look at how the Lake District has approached the difficult problem of managing tourism. But outstandingly it requires the visitors to be welcomed.
By increasing the council tax on these properties, the vibrancy and diversity of the community would be reduced. For tourists, (not us), this would drive them elsewhere for their holidays. Wales has much to offer and tourism should be encouraged.
Tourism must be encouraged. A number of people, especially with small children, like to rent holiday accommodation and be self-catering. Of course, they do "eat out" a few times during their stay, thus patronising local restaurants, and buy commodities from local shops. As there are few hotels in Mid Wales, the provision of holiday properties is essential to bolster the local economy.

second homes are seen as a home where the owners will spend some time as a tourist and consequently will be more inclined to spend money on visiting tourist sites. Also will spend money on hospitality.
Reduce or lower the premium so that it encourages people to repair run down cottages for re-use that are otherwise empty and left to decay.
I dont know
Potentially make letting unfeasible which would lead to reduced tourism as there could be a lack of available properties to let.
Increased premium means increased cost of running a "holiday" cottage - hence reduced profit from cottage income and less incentive to continue running as a business. Less properties gives less tourist accomodation and reduced tourism.
Holiday lets have been reduced already and as before the sense of "welcome" at least in my area has meant that less people want to visit, Pubs were closing way before the pandemic,
You are very likely to reduce the stock of available holiday lets. So don't increase the council tax premium.
by not increasing costs unnecessarily unless you wish to drive out "foreign" investment.
Maintain the 50% premium
Don't discourage occupation of properties for tourism.
No comment
With no industry in the county tourism is a mainstay If people do make the decision to sell there second homes it will not be to locals who won't be able to afford them.
Fewer people ,new to the area, spending on local tourist facilities and in local stores.
We use the house when ever possible and when are not there our extended family take the opportunity to visit the town where their grandparents lived and thus provide income to the local community.
Less second homes, less tourist income.
<ul style="list-style-type: none"> - reduce vibrancy of communities, - reduce economic activity, - reduce community diversity, - increasing the chance of community stagnation.
Think of people with second homes as a positive factor to contribute to the local economy, to spread good publicity for the area. Increasing the council tax sends negative vibes and makes people of good will feel unwelcome. In these difficult times the council should be encouraging everyone in the community. Increasing the council tax is a bad idea based on short sighted gains that will have long lasting negative impacts.
Particularly during the current circumstances, many holiday accomodation owners cannot afford any extra costs. Incomes are obviously severely depleted as it is. No increase in Council Tax premium will help the tourism sector.
As above people would have less money to spen locally
Possibility that whilst as above we think it may be neutral, if it leads to a reduction this will impact local economies and business that benefit from the periodic occupiers Expenditure
It is probable that fewer tourists would be attacted to Wales.
It would reduce the number of people visiting the area, who would otherwise contribute to local life, and support the rural economy. The impact would be minimised by the active support of tourism in the area, for instance by the reduction of business rates for retailers and service providers.
If properties remain periodically occupied, owners will probably convert to commercial holiday lets and these will not contribute to council tax Tourism may continue or increase in this instance. However if owners decide to sell their properties, then there will be a reduction in properties available to tourists and therefore a reduction in growth in the tourist industry.

Offering financial support to those trying to start a holiday let business to offset the high cost of the proposed council tax increase to bring people into the area for tourism.
I have no suggestions
premium is unfair and unwelcoming to visitors who spend in local economy so should be reduced
Encouraging year round activity/ecotourism
Again the simple answer is not to do it. I am in my 70s and have watched Hay improve from a very run down and poor community to one that thrives and attracts many tourists with huge impact on the local economy. I believe any increase on the premium would have a negative impact at a time when many businesses are already struggling because of the effects of the coronavirus pandemic.
Periodically occupied properties would cost more to rent for holidays therefore visitors would have less money to spend in shops and the pub. How could this be minimised? I can't see a way around this.
By not increasing the premium.
Second home owners often contribute very positively to the economy and especially tourism in an area.
Periodically Occupied houses that are rented out will have their rents increased
The effect is bound to be negative and if the premium is increased, cannot be minimised
Don't increase it, preferably cut it. Explain to these home owners how much extra is raised and what this money gets spent on.
I don't know that it can be minimised; it would show that Wales was not open to 'outsiders' and was inward looking.
Don't do it! It would reduce the number of holiday lets and that would reduce tourism.
First, there is likely to be negative publicity in the press. There might be an increase in holiday homes that can be rented, as the proposed increase in the Council tax is affectively forcing second home owners to rent their properties, in a time of Covid. Not sure that is good for anyone given the Governments stance on visitors to Wales. Perhaps you should actually put more thought and consider your timing.
Obviously it will considerably reduce the number of tourist ,as I have already stated.
Deterrent to long term residence in Summer months if people seek accommodation elsewhere. This impacts on expenditure and contributions to local community life. The answer is to encourage people (say, in retirement) to take up permanent residence.
It is unhelpful to treat second homes and holiday lets in the same way. Whilst a rebate of some size is available, this is back-dated. Hence, all the (increased) cost and risk in the first year falls on the landlord.
People will not come as there will not be anywhere for them to stay
See my answer above.
Periodically occupied properties increase tourism and tourism spending
By not increasing the Council premium and perhaps scraping it.
As things stand the tax is very expensive and increasing it will cause the rent charged for holiday accommodation to be increased substantially Due to the disastrous lockdowns on tourism and the cost of implementing Covid safe spaces , 2020 has been crippling If anything we need the council tax to be reduced.
AS ABOVE.
See my replies above.
Don't increase the premium.
Second/ home owners already pay too much for the services they receive from the Council paying 150% but only occupying for limited times. The effect of increasing the surcharge cannot be minimised.

Clearly the same applies. If these homes become more expensive then local trading will suffer.
Sorry but how can you minimise a huge increase in the Council tax ?
Locals don't go to tourist spots as much as tourists do!
Less people in the area.
less renovating or restoring of derelict or run down properties ! Less money spent in local shops. less employment.
I suppose I could put my rates for my holiday property up but this may result in me getting fewer guests and fewer guests means less tourists.
I would expect the effect on tourism to be negligible to slightly negative. It may slightly reduce the number of people who own second homes here, but I expect the numbers will be small since the buying power of the millions people who live in say, London, and can easily afford a "cheap holiday cottage in Wales" will far outweigh the size of anything that can be done here to stem the tide of second home owners and empty properties.
This is a big one for you - drive out the rental market and there is a vastly reduced capacity and all the people who help to keep the places going during the season all the businesses that rely on tourism have less footfall.
It will reduce the number of holiday lets
The negative affect of increased COST
You are discouraging people from investing in the area
Increasing the Council Tax could lead to increased costs at the periodically occupied properties. This may discourage people from visiting the area, having a negative effect on the local economy, including tourism.
AS previously mentioned, less people to spend money in Powys. Owners of these properties are in many cases the "tourists". There is currently no shortage of accommodation for tourists.
People visiting their properties are in effect tourists and spend in local tourist attractions and businesses. Permanent residents rarely do that.
It will deter new serious long term investors such as myself from investing in Wales. It will raise the prices of holiday lets and reduce the competitiveness of Wales in the staycation market. It will not greatly improve Anglo-Welsh amity in general, although at the personal level it will not harm my excellent relationships with my Community. If you do the econometric analysis , you will probably find that the damage to the economy is greater than the amount of new tax raised since Laffer Curve effects also apply to property taxes. But of course, this is as much about political optics than it is about serious revenue raising.
It would drive down tourism and have a negative impact on the local economy
It will obviously show a hostile position towards non-residents.
second home owners spend more than locals eating out and buying expensive local produce and consumer tourist goods Attractions and businesses in the towns geared for holiday and second home owners would lose their income local people don't use tourist and recreational facilities like incomers tourists bring stimulation to local economy which would be lost if locals were main population Businesses would suffer due to lack of demand for varied services required by incomers and tourists local towns become more insular and less diverse and would stagnate into rural backwaters
It is unlikely to change the number of visitors coming to the county to stay in hotels / rented accommodation but is likely to reduce visits by second home owners. So overall there should be a decrease.
Yes, we have done most of the local attractions, several times but every time the property is used by a visitor they repeat the sequence. We have a 'places of interest' draw which we keep up to date to

<p>make it easy for visitors to chose the places to visit and current times of opening. It should also be realised that when the residents of periodically occupied properties are visiting they are in a relaxed spending mode so shops, restaurants and pubs, as well as tourists attractions do well out of them -and, note, all the year round. They are not just seasonal visitors.</p>
<p>This cost will need to be covered by periodic holiday let rentals and increase in property rents would be detrimental to the tourist industry.</p>
<p>By not increasing the council tax</p>
<p>There would obviously be less opportunity for tourists to rent property</p>
<p>Powys is a beautiful location and the lure of quite location to relax and holiday. Increasing the council tax premium will put of second home/holiday home buyers and potentially leave properties unsold</p>
<p>There will be fewer places to stay and those that remain will be more expensive to cover the extra council tax cost. For people running a small business very likely they could not survive the extra overhead.</p>
<p>Raising the premium would lead to higher costs on holiday lets and so reduce the number of tourists. The effect could be minimised by not increasing the premium</p>
<p>Powys have got to decide do they want to be a welcoming region for Tourists.</p>
<p>Hotels, public houses, cafes and shops, visitor attractions such as the Offa's Dyke centre will definitely be the losers in Knighton if the Council tax is increased even further. Only the rich would be able to visit Wales or to own second homes!</p>
<p>It will discourage people coming to Powys. In Knighton there is already a shortage of accommodation following the closure of the Knighton Hotel, so at present tourists to the area stay in accommodation in England. This leads to a major reduction in tourist income.</p>
<p>When second home owners are in their property they will be spending their 'leisure' money in the community, much of it on tourist type activity, particularly when friends spend time in the property also.</p>
<p>Increasing the amount of holiday accommodation in this part of Powys, where it is very scarce.</p>
<p>In our case any increase would be placed on how much to charge any tourist who wished to use the property! This, would probably deter many!</p>
<p>As above</p>
<p>If people felt penalised enough not to run their second homes as holiday let's then tourism would be strongly impacted.</p>
<p>More people are likely to convert to holiday let's.</p>
<p>This measure could lead to a reduction in the availability of holiday lets.</p>
<p>I can only share my experience, but our property had been empty for more than 10 years so it was not contributing to local tourism, and this situation is not improved by the Council Tax premium.</p>
<p>If no properties are available for holidays the local community and nearby towns will suffer from the lack of visitors who usually spend generously whilst on holiday.</p>
<p>The ill feeling caused will be vocally spread through through social media and other formats. There will be a general feeling that the increase is motivated out of malice not economic necessity. The positive feeling towards the Welsh will be badly damaged. People will not travel where they are not wanted.</p>
<p>Don't raise the council tax premium. Or if you are going to do it anyway stagger the increase so people have a chance to adjust their finances.</p>
<p>Not piling more cost onto a sector which has been hit so hard as a result of Covid</p>
<p>Drastically reduced visitors as they will be selling up or more serious many derelict buildings as a vast majority of these were falling down prior to being turned into family holiday accommodation.</p>
<p>Less visitors</p>
<p>Don't increase it.</p>
<p>Being such a rural community i think any tourism would have a positive effect.</p>
<p>Driving people away would reduce tourism income.</p>

No benefits to anybody apart from the local council lining their pockets, providing nothing more for the excessive charges to the detriment of the community and home owners. Criminal.
Discouraging visitors through financial penalties is bound to discourage tourism.
Stop being crooks and just charge the standard rate
It can't be.
If the council tax becomes prohibitively expensive for holiday properties or second homes that may be used to provide accommodation for tourism it would not be in their best business interests to keep them. They would become uneconomical to provide accommodation for the tourism business and the trade which rely upon the turnover of tourists.
People with these houses may no longer be able to afford to have them. By selling them they would no longer be able to contribute to local tourism in the same way.
If the rates go up, so would the rents and less visitors would come to the area. If Wales relies on tourism and less people visit then there would have to be other ways of helping the economy.
Again, even holiday lets would become economically unviable.
The anti-tourism, unwelcoming self-centered message is clear and will put visitors off lowering the economic activity and hastening the decline of the communities' visitor support.
Cannot be minimised. Will discourage tourism in the area and all the benefits (economic and otherwise) that it provides.
This is certain to be a major negative effect, if it leads to a reduction in the availability or an increased cost of running holiday cottages. Powys is the sort of area where many visitors are seeking peace, quiet, exercise and typical rural attractions, and will always appeal most to those who use independent self-catering accommodation. The best way to minimise the impact of increasing the Council Tax premium is not to do it! Any modest benefit to Powys's finances is likely to be far outweighed by damage to the tourism economy, and especially to 'green tourism'.
Sorry I don't have any good ideas
people in these properties encourage visitors to Wales thus helping the local economy
Many second home owners in Powys keep the property because of the tourism opportunities in Powys both for themselves and friends staying with them. and so have a positive impact on tourism. Many if not the majority of second homes if sold would be to elderly people in Powys who would not boost tourism.
Holiday properties would be sold therefore less properties for holiday lets
All these questions depend on what the objective is. Are you trying to raise revenue or drive non-locals out, If you drive us out the revenue goes. So it is not about money. You are the Chief Finance Officer you will know better than me what effect a reduction in revenue from the loss of tourism and second home occupancy will have.
places of holiday would become much more expensive in order to cover costs
It might discourage holiday lets and would then reduce tourism
As it would create a climate of hostility and alienation among tourists and increase the prices for holiday lets in a very competitive UK tourist market, the views of the Welsh Tourist Board should be carefully assessed.
It will just drive rental prices higher
We would be unlikely to come to Powys in future
Llanidloes has always welcomed its summer (and seasonal) visitors, literally with open arms. We fell in love with Llani and that is why we bought the property; we patronised every shop and restaurant and made friends with many people. If you make it uncomfortable and overly expensive for people to have second homes, you will lose a large friendly group of people who contribute to the economy and general diversity of the population.
Fewer regular visitors and less spending in the local economy.

It could be minimised if you built big hotels or subsidised the ones which are already there. People who have second homes to let would put their prices up which would deter holidaymakers. This could be minimised by not adopting this measure.
Obviously decrease as less externally generated funds flow into the area - directly from second home owners, their friends and their visitors.
CHARGE LOCALS AND PERIODIC OCCUPANTS THE SAME
Fewer visitors to local shops and businesses and services. I don't see how this can be minimised.
I don't know how to answer this. Is more tourism good or bad? And is more tourism better than having people like us who have lived here for decades (and whose family came from here too) doing their best to keep their roots alive? We are here for a much greater proportion of the year than we could ever let the house for. Why not think of us as tourists? I think if one does one can only conclude that tourism will reduce.
The increase in the premium would be passed on to holiday makers who could become more reluctant to come to Powys as they would be able to find more affordable alternatives elsewhere.
If people decide to sell their houses due to increasing CT premiums, they would no longer use local facilities, shops, restaurants, pubs, tourist attractions, visitor centres etc and tourism would decline.
visitors to second homes and lets support the local tourism facilities - restaurants , pubs, attractions etc. Increasing the tax would send out a message that Wales doesn't welcome visitors. Many people with second homes in Wales are Welsh exiles and well motivated to spend money at 'home'
See above
Since we visit the area frequently we always encourage other people to visit Powys and its great outdoor facilities. Without passing on such information people would not be aware of the outdoor activities, such as canoeing, hill climbing, horse riding, walking on the Wye Valley Wetc.
Fewer tourists. You would need to be rather more welcoming.
Fewer rental properties will result in fewer overnight tourists.
We don't rent out the house but would have to discourage other potential investors in the area that they aren't welcome. How sad.
People want to go to the sunnier places and also you have to pay a large amount for a nice cottage with hot tub.
I'm not sure it would make a difference to people purchasing holiday lets
Less people .
Don't do it
None. It's not going to make more tourists come!
Increasing the council tax is an unwelcoming action and will discourage people and hence affect tourism. However I believe this effect to be small as tourism is more governed by seasonal visitors.
people would still visit but not necessary for as long or also the local areas. visitors that do use holiday homes therefore will not be visiting and if they are changed back to residential homes then there would not be the visitors visiting the area and buying local produce or visiting local areas as frequently as more likely to visit different places as would not come back to the area more than once.
It cannot be minimised
Could reduce the availability of holiday lets
people won't be able to afford the council tax and sell the properties and reduce the tourism to the area which would have a negative knock on to local pubs, restaurants and shops
Charge council tax on holiday lets that are exempt as they are businesses. Occupants use the services, such as roads, refuse collection, etc
It will completely screw tourism.
Don't increase the Council Tax premium

Owners of holiday lets will switch to business rates.
There would be fewer visitors engaging in the community, joining local groups, supporting neighbours, employing local trades people, buying locally, using local transport, visiting tourist attractions and using local services. Don't do it.
Removing council tax premium for properties devoted to providing self-catering accommodation
Should we decide to sell our property, as would be likely, we would have far less attachment to Powys and it would be less likely that our travels, which brought us there regularly in the last decade, would focus on Powys.
There will be less people to support tourism
With rates like those under consideration, Powys will be styling itself as an unwelcoming, isolationist county.
Lack of holiday lets
Some one has to pay for the increase and that would be the tourists.
Periodically occupied properties bring more tourists into Powys. Holiday homes are not only used by the owners and family, but by their friends and acquaintances. These tourists support the local economy. Furthermore, these tourists tell other people about the area, (people who may not have thought of Powys as a holiday destination) which brings more tourists into the area helping to support the local economy. The council could minimise the loss of tourism by not penalising holiday home owners.
Agin it will drive up prices, customers will go elsewhere
see above
Tourism is only as good as a desirable place to go and if it's empty and failing who is then going to want to visit.
keeping the council tax as it is now
The song goes "we'll keep a welcome in the hillsides etc"but unfortunately we are not welcome and tourism would suffer from not having people using local shops etc
Lots of holiday lets are empty even in high season. There may be a brief bump during Covid, but after that it will be the same just more empty houses
none
It may encourage people to invest in other parts of the country.
Holiday Lets might become uneconomic and therefore less accommodation for tourists.
You will less properties available for tourists to rent. Not everyone wishes to go to a holiday camp.
I really think it is a mistaken move. It will encourage those who run holiday lets to scrimp on standards to make back the money. And it will give an impression that the local community does not welcome those from outside. That would be a great pity.
Don't do it. People cannot spend on eating out, or attractions if funds have gone on Council Tax surcharges.
I cant see how. for those people who do rent their property out, costs will simply be passed onto tourists and you will lose essential tourism income.
Again they would put up the prices
There may be less tourist accommodation available , which would have a knock on effect on local businesses.
See previous box - you will get less tourists - this is the council self-harming.
discourage involvement in local tourism
No increase in premium. People who are Welsh but who do not have their principal residence in Wales would be less inclined to visit Wales.

<p>Those council tax premium payers who provide periodic letting to tourists may decide not to let out on such a basis and occupy the property full time themselves reducing the available holiday accommodation.</p> <p>There is a need especially during the current pandemic to encourage people to not holiday abroad but in this country and especially in Powys in Wales. The cost of holiday accommodation in this country is high, hence the reason for so many people travelling abroad as well as seeking more certain weather.</p> <p>Consequently, encouragement in providing holiday facilities needs to be made and not to just increase the cost to such persons providing such.</p>
<p>I find these questions difficult to answer because our situation is fairly unique</p>
<p>Owners of periodically occupied properties may choose to sell up as the rates increase. Therefore less properties to rent.</p>
<p>It sends a message that 'people from off are not welcome here'. This is unfortunate. People still remember the burning holiday homes of the 1970s (I think it was). People have incredibly long memories, and we know people who will not visit Wales for that reason. We love Wales, but using us as cash cows also send a negative message about our welcome - contrary to the friendliness we experience from our neighbours in the village.</p>
<p>Fewer visitors to and less visitor/tourist spending within the area.</p>
<p>Just do not increase council tax</p>
<p>It will reduce the income generated by tourism.</p>
<p>Quite simply these houses would be sold and the sellers would purchase elsewhere in a less discriminatory county.</p> <p>Why spend more to receive less?</p>
<p>Less availability of accommodation and potentially looking elsewhere (more standard holiday destinations) for places to stay. Although we love the area we would visit elsewhere if we were unable to stay at our current cottage.</p>
<p>i would have to consider selling which would play a part in decreasing revenue from tourism.</p>
<p>Tourism is a massive income generator to the Brecon area. Many of the houses used as holiday homes / lets are unfortunately outside the income of local low paid workers. Or not ideal for renting etc. to local families (due to size /location etc.)</p> <p>In my case the house is small so could be rented but it is not in an ideal location and if I sold my family and I would suffer not being so easy to return to the birth place or visiting older living relatives etc. Plus the knock on loss of our associated money spend when we return.</p>
<p>For those people renting to holiday makers, it would mean putting up rental rates, which would drive people to other parts of the country.</p>
<p>There could be less tourists to the area because the owners would have to increase rental prices</p>
<p>Hi costs would drive away our tourism to other areas.</p>
<p>For those people who do own properties that they let out, would need to increase their accommodation costs. I feel this may result in less tourism into the area.</p>
<p>My property is 100% business, I do not use it personally, I have applied for business rates now. The set up costs of starting a holiday let business are huge, paying more council tax is off putting, and in the current pandemic financially ruining.</p> <p>You need to encourage tourists into the area, they spend a lot of money locally, and hosts to provide good quality acomodation - a burdensom council tax is yet another cost to prevent you taking the plunge into being self-employed and financially self sufficient. By increasing council tax to 200% would definitely be discouraging.</p>
<p>You really should be asking "why" for all answers and then asking additionally for any ideas! By not increasing it is the answer to the question you ask - because of the reduction it would otherwise have on the money we spend in the community which outweighs any gain.</p>
<p>see comments above</p>

If these properties are forced out of business, there will be nowhere for tourists to stay, so they will not come. I don't think this loss could be minimized without huge nationwide expenditure - much more than you hope to gain by increasing this tax.
less people would consider buying a property to let
This would most certainly be a negative. If there were fewer houses where tourists (who could be perhaps friends of the owners of such properties) could come to then this would surely lead to a reduction in visitor numbers.
By not increasing the council tax, to ensure that second home owners still make regular visits to Wales to enjoy the beautiful countryside and spend money The local community alone are unlikely to visit all the amazing local sites such as Powys Castle, Montgomery etc.
It is unrealistic to think that fewer people choosing to own property and thus visiting Powys can be attractive to tourists. The contribution of second home owners to the local hospitality and retail sectors should not be underestimated and if further people are deterred from the area then fewer restaurants, hotels, pubs and shops are viable. Just what is needed in an attempt to recover local business from Covid-19 and the possible adverse effects of Brexit.
Particularly where these properties are being used fairly regularly by the owners and friends. Firstly, they are not competing in the jobs market, secondly, they are using few council resources, and thirdly they are spending in the community.
There would be a hit but this could be countered with the provision of more caravan/camp sites.
It would be very difficult to minimize this impact. See previous comment.
There will be less property with visitors.
It depends how long the periods of unoccupancy are. When I had my present property as a weekend cottage I came down once a fortnight and would patronise the pub and other catering establishments.
See answer to previous question which also applies to this one. Many people will consider it is simply too expensive to have a holiday home. Our usage for 2019-20 was actually 78 days including use by friends and other family members. Due to Covid restrictions in 2020 it has only used for 42 nights .
Again, this will have a negative effect on the tourist numbers, as many tourists visit the area to visit friends that are using their second/holiday homes for recreational purposes. If these properties become vacant, there will be no friends or relatives to visit and thus, tourist numbers will drop again affecting trade in the local businesses.
Second home owners tend to use tourism outlets more therefore if forced out this income for tourist industry will reduce.
Very negative as reducing a tourist line of business into Wales
The more tourists the more rubbish is disregarded, more traffic pollution, more noise pollution, more dog fouling.
rural homes support small communities - increasing it makes people feel unwelcome
Because by increasing the council tax, you cut down our spending power, as most people have a limited amount of funds It would then make us look to shopping at the bigger supermarkets outside of the local community, it would mean fewer visits, impact paying for car parks and visiting chargeable tourist sites less.
By leaving the tax as it is
Any extra council tax cost to owners would need to be passed on to holiday-makers which might cause some to not bother to come to Wales and stay in England for their holidays or go abroad and as a consequence the Welsh economy would lose their spending .
You will drive out people visiting or owning these properties. This will only reduce tourism.
As above

It would not stop second home ownership, it would only engender a sense of prejudice against owners and a sense of exploitation by the council who by intent or otherwise, seem to be creating a 'fortress Wales' mentality
See end comment
There would be less properties for tourist rental. However, this has to be taken in context. For example, what percentage of such properties are designated as primarily for tourism? Some further information is required here. Owning a home in the area is not just about tourism; it can also be about keeping families together.
keep any increase to the minimum unless you really don't want any holiday homes at all in which case you will force sale and have negative impact on the visitors economy
see earlier answer.....
The current pandemic is already having an impact by the unwelcoming attitude of short sighted residents. Increasing Council Tax will deter investment in Wales. What will happen to "Keeping a welcome in the hillside!"
Its a tax on tourism. Why would that encourage tourism???
Cancel the Council Tax Premium. Tourism depends on its homeowners as well as hoteliers, b and b's and camp/mobile home sites. In future years tourism will be of much greater importance to this area than ever before.
It would reduce the stock of property available for short term holiday lets
You will see a decline in tourism
The additional cost will be put to the tourist we should be welcoming them back not driving them financially away
I dont know
It would add to the costs of holiday rentals and thereby discourage some people.
Less accommodation for tourists. Second home owners tend spend more with local shops, businesses and restaurants. With Covid more should be done to encourage second homeowners to come to Wales to boost the local economy.
Regularly occupied properties, Covid restrictions aside, benefit the local economy and the tourist industry, whether occupied by myself, family/extended family and friends or whether by holiday letting tenants. Why should the Council penalise those who make regular use of and are committed to their own properties, whilst already making a major contribution to Council Tax through the current premium, in favour of properties used for holiday lettings?
Reduce the supply of accomodation for visitors / tourists. Tourism is important in Powys.
Don't increase the tax which will push people out. people will then still visit and have friends and relatives visit too who might not other wise come
Let part time people to support local business, more of them will fail making it bleaker for tourists
One less high spending visitor to the area.
We only bring family guests but many others support tourism. If you don't want tourists and visitors, then this is the way to proceed.
Will bring less tourism into the area. Dont increase the council tax
We are keen walkers and spend time and money exploring the Becons and beyond. If we have to sell the regions will lose that income.
Also addressed above. The Council do not significantly encourage tourism and whilst the countryside is beautiful we experience difficulties encouraging guests to visit the area preferring to travel to the south west of England instead. We have found it very difficult to locate any B&B facilities locally which we use when our accommodation is to small to house all the potential guests. The local pub in the area does not have a good reputation for B&B. Hence, those few holiday homes, that occasionally entertain other guests, is the only local accommodation for tourists.
You will drive tourism generated from holiday homes away to other areas of the uk if you increase council tax premiums. Most will either 1. Sell up (I suspect that is what you want but as I outlined in

<p>the answer to the question before you should see holiday homes as an opportunity not a threat) or 2. Spend less on other tourist things when they are out in their holiday homes to balance the books as more outgoings are required in council tax. Either way, tourism loses out. So minimise it by not increasing the premium. Reduce it back to the normal 100% rate.</p>
<p>Obviously by taxing tourists, you are sending a massive signal that they are not welcome. You can't minimise that!!</p>
<p>You need to be clear on your objectives. Penalising tourists is not going to encourage tourism!</p>
<p>People will still come, but they might respect what they have a little more and make proper financial input into the local communities</p>
<p>I think some people might decide to give up working in holiday lets if the cost increases. Obviously corona virus has a major impact on all tourism at the moment.</p>
<p>Don't increase the Council Tax premium.</p>
<p>During the last 8 years, we have had over 150 visitors to stay, all of whom have used local shops and tourist attractions. No doubt they will all have shared their positive experience of the area with others.</p>
<p>Incomes would be reduced at a time when tourism in Powys have been devastated by the Covid-19 Pandemic.</p>
<p>Significantly less tourism would result. No suggestions to minimise the impact.</p>
<p>We need more wealth from outside of county coming into Powys, holiday homes and other periodically occupied properties should be encouraged not taxed.</p>
<p>As above,</p>
<p>Don't charge people more.</p>
<p>Increasing the Council Tax premium is likely to negatively affect the money that such homes attract into the Powys economy, which supports tourism, business and employment.</p>
<p>People will instead invest in properties abroad, having a negative effect on local tourism</p>
<p>The rental of local properties would become unaffordable for many tourists and the tourists who do come would have less disposable income to spend in local shops, pubs and activities.</p>
<p>Visitor numbers would fall. And in step revenues likewise</p>
<p>If council taxed increased on holiday homes the rent per week charged for holiday rental would also increase so could / would have detrimental effect on tourists coming to Powys</p>
<p>See above. You are making it impossible for people to afford them (again, being the domain of the rich who wont be letting them out, or of companies who really don't need your assistance in eliminating what competition there is).</p>
<p>It might mean there were fewer places for people to stay to tour in Powys</p>
<p>Indirectly it would have a grave impact on tourism at a time when tourism has suffered a real setback with Covid restrictions during current months. Many holidays were cancelled with the shutdown. If Powys prices itself out of the market with this increase businesses will suffer resulting in job loses.</p>
<p>Forcing properties to become or remain empty results in unsightly and often derelict buildings thus deterring tourism.</p>
<p>Those that come here love the area , but they care about there property , so they did not do air bnb , they only let decent people visit and we tell them to go to elan valley etc. We don't want lager louts here , think about the raise in crime and policing issues ! From this</p>
<p>We frequently introduce friends and family to the area and while throughout the year we are a household who help sustain local business all year round</p>
<p>Keep the Council Tax premium as it is.</p>
<p>We regularly bring friends with us who also spend money in local towns and the like. They often return when they discover the beauty of the area. So again, if more properties were empty, this would impact on tourism.</p>

<p>To meet such extra costs holiday homeowners may well have to raise their charges. Thus disadvantaging tourism prospects. Therefore, remove the surcharge and that would minimise the impact.</p>
<p>they will have to charge more which will reduce people coming here for holidays which means less money coming in tourism will disappear</p>
<p>The extra cost will get passed on and reduce tourist footfall.</p>
<p>If councils increase premiums then people who have holiday lets or second homes here would probably sell them and there will be less tourism here as people would not have the options of somewhere to stay on holiday here</p>
<p>As I mentioned above.</p>
<p>The rents would probably increase which would mean the people who have rented properties for years and are committed to shopping locally and supporting the local economy would no longer be able to afford to rent or holiday in the area.</p>
<p>If the periodically owned properties are used as holiday lets then it will obviously have a negative affect on tourism but you could help approve planning for farmers and people who have land and want to add holiday let cabins</p>
<p>Likely to make those who do let out from time to time for self catering holidays to question the whole viability of maintaining a second home.</p>
<p>will scare people away</p>
<p>People who own these properties may decide to sell, if the rate is increased, so the number of properties available for holiday lets would decrease, and fewer tourists may come to the area, choosing to visit areas with a greater number of properties available. Keep the council tax at the present rate, or reduce it.</p>
<p>If local people were to buy the properties as affordable housing, they would not be tourists and would spend less money in the community than tourists would on holiday.</p>
<p>Don't increase the tax! So that family and friends can continue to enjoy a low cost (ie no rent) holiday and spend their money in the local economy. They will go home and tell their family and friends what a beautiful place the Beacons is and encourage them to visit.</p>
<p>Restore the original 100% tax rate. This would leave more money available to be spent in the local area.</p>
<p>I think that a lot of owners of periodically occupied homes are driven more by emotion with the money associated of less importance. Therefore increasing the premium is unlikely to have a significant impact on the level of periodically occupied properties. When one person decides to sell (even if as a result of the cost to enjoyment ratio falling) will be replaced by another who is driven by the emotion (and beauty) of having a second home in a beautiful part of the world.</p>
<p>As I said before, it would increase the costs of visiting.</p>
<p>It would discourage tourism by making Powys uncompetitive.</p>
<p>Probably reduce visitor spend</p>
<p>As above. Also we may have to start charging visitors who give their labour on various projects in return for accommodation and contribute to the local economy. Again, we can't see how this could be minimised.</p>
<p>When we stay at our house we always use the local shops and services. It is an income that shops and other services would probably miss out on.</p>
<p>Owners of second homes generally have more disposable income to spend visiting CADW properties , National Trust sites etc as well as in hospitality areas such as hotels and restaurants. They also support local food outlets for everyday catering purposes compared to visitors arriving in fully stocked motorhomes.</p>
<p>It would effect the tourism because the landlords/ holiday home owners would pass the increase onto the tourists</p>

Less support for local trade, Amenities etc.
Leave at 50% extra rate.
The image of Welsh people as hospitable, cultural and welcoming would be tarnished should the Council be seen to be penalising friends and family who happen to have periodically occupied properties.
Don't increase the premium. Class non-business rated holiday let properties separately from "2nd homes".
second home owners are all year round tourism investors powys needs such steady investment
Holidays will cost more and people will go to other places. Wales does not have enough to offer.
It must be obvious that a reduction of second/holiday homes would reduce tourism and local investment. Both of my children who regularly stay in the property with their young children regularly visit other parts of Powys, especially Crickhowel, Brecon, Llandrindod, Llanwrtyd, Newbridge, Rhyader & Elan Valley. The same is true for other family members who stay rent free. All of this would be lost.
Much of the tourist industry in Powys is centred on the supply of small holiday lets and B&B. These are the people who bring income to the rest of the commercial sector for much of the year. They are better able to withstand the vagaries of the tourist trade than hotels etc with much higher fixed costs
As above, the proposed increase in premium will reduce the desire to have a 2nd home in Powys - which has no Seaside to attract visitors, unlike Gwynedd and Ceredigion. As the poorest county in Wales, having regular 2nd-home users bringing return-spend to Powys' businesses is more important as there are not the seaside attractions other areas have already for optional holidaying tourism to a Hotel or B&B. A rise in the premium will make 2nd homeowners feel like they are cash-cows being milked to subsidise Council services, when there is no electoral option available to object.
Lees frequent travel to the area, less spend in shops and service sector.
By reducing the number of visitors and therefore the spending it would seem to be causing a problem that would need to be addressed by making other accommodation available.
It took 2 years before the house was sold to us and could take longer as the village has fewer amenities, school, shop etc.
The council may need to consider some sort of financial mitigation regarding those properties that are holiday lets.
Letting prices could go up and deter visitors
without a vibrant local community, shops would be forced to close leading to death of the High Street.
I'm not sure what it will mean for tourism in Wales. Generally I would like to see a switch towards models where people with access to land can be supported to create additionality to the existing housing infrastructure so people can stay in converted barns or pods rather than taking homes out of circulation. The idea that we can go on just offering up home after home to holidays is not sustainable culturally or economically.
A significant negative impact in my opinion. Tourism is so important to Powys (have been here one way or another for 30 years). The whole sector employs so many people - what would they do if they lost their jobs?
Extr costs would inevitably follow for those people who let their properties.
For those that operate tourism businesses, margins are already tight. This might tip them over. Many who own POP's in Powys are able to afford to spend more on local tourism businesses than are locals. Many businesses in Powys depend on the owners of POP's for everything from wood burners to artisan foods. This may sound prissy, but these shops are currently operating in our area. Some have already gone out of business and others are in danger of doing so because people like me are currently prevented from going to a home that I own because of Covid. Multiply that if you impose

this grossly unfair tax. Where do you think that the customers for these goods and services come from?

See previous comments on tourism and Council resources

Periodically occupied owners are also tourists, their relatives or friends may visit and stay at the property, hence they are tourists and spread the word as to what a beautiful country Wales is and may encourage people they know to visit.

Llai o ymwelwyr! Llai yn defnyddio siopau a bwyta allan.

Os ydy pobl eisiau dod i Bowys ar eu gwyliau, fe ddônt, boed i aros mewn tŷ , neu garafan. Dylid bod yn ofalus nad ydy economi yn dibynnu gormod ar dwristiaeth i oroesi.

B9: What impact, if any, do you think increasing the Council Tax premium on periodically occupied properties would have on the local economy? - If you have answered 'negative', please tell us how this could be minimised:

Powys needs tourism to grow Increased taxation will result in costs being transferred to customers Out pricing the area and risking tourism going elsewhere in UK
Again, tax the rich to help the local economy.
Tourists bring in vital income, we should be encouraging that
No change.
Lower the incomes, more closed shops, less tourism on which many rely.
More tax revenue to spend on local services.
galluogi pobl i fyw yn yr eiddo ac felly yn gwario yn yr economi leol rownd y flwyddyn
It would not have any impact on local economy unless the Council on receiving more money would use it wisely
Would not decrease significantly. If those properties become vacated and replaced with permanent residents, then the impact for local businesses will be positive.
As above, people will sell and move their contrubutions elsewhere.
These owners will not visit or spend anymore in the local area
It would deter people from buying a second home in our communities which would reduce visits from tourism. Tourism brings in vital money to our rural communities. Yet, anyone running a holiday let or even wanting a second home to visit throughout the year are being painted as villains. The negative and frankly vicious diatribe against tourists during this pandemic only highlights the negative way Powys views 'outsiders. Do you want tourism or not. We as a family stay in Holiday homes throughout the UK and would not like to be made to feel unwelcome. Wake up to the benefits of tourism and stop being so insular. I am a lifelong resident of Brecon.
Same question different words.... well off second home owners will be those spending higher amounts locally.
Local economy is about resilience and not relying on outsiders coming to spend
NONE WHO WANTS TO VISIT AN AREA OF RUN DOWN UNKEMPT PROPERTIES
See comments above.
See above answers.
Less money to spend in local economy, less free cash available to spend on services eg cleaning, building and interior / exterior design and works.
Second home owners will sell up. Glut of properties on market. Loss of income to local economy. Dont raise council tax.
It can be minimised by not increasing the council tax. As above, our local economy relies heavily on tourism/second home owners. I think Powys County Council should research this more before considering increasing the council tax premium for these properties. As a small local business owner based in Welshpool, I see first hand how much trade we get from second home owners and holiday let customers, more so in recent years, yet they all comment about the council tax increase, I fear increasing further will only have a detrimental impact.
Hard to assess without statistics to inform. In general any decrease in tourism could have a negative impact but so does the weather!!
Don't differentiate between different categories of ownership
No tourists. No income.
See above
See answer above.

No impact
potentially result in less tourism visits to local shops, bars, restaurants etc
Holidaymakers will still spend money, regardless of the council tax as they come to Mid-Wales for a holiday.
See previous answers.
I have no idea. I know that the more I spend on the Tax, the less I am able to spend on food and other goods.
see above
DO NOT INCREASE THE PREMIUM. Increased costs for owners will increase prices for tourists. This will reduce demand for holidays within Powys. Tourists will choose other areas e.g. Pembrokeshire, Cornwall, Scotland.
In order to absorb an increased premium it is likely to increase letting charges and make a holiday stay in Powys less affordable. This could result in more vacant weeks for owners, many of whom are hill farmers who rely on this income to survive. It will also mean that tourists have less money to spend in local shops and on local attractions and they will save money by bringing food etc from their home area. I do not see any way of minimising this so would urge this proposal be rejected.
The mitigation is simple: Don't do it.
See answer above.
Better to focus on policies that actively encourage occupation, than impose punitive charges. eg. There could be a banded charge whereby properties with higher rates of occupation could be charged less than those that are empty most of the time
The money goes to Powys Council and not the local businesses that rely on tourism b
It would take substantial spending out of the local economy. Have you any figures for the amount second home owners spend in local economies? Most village economies throughout Powys are on a knife edge at the moment so anything which impacts would be catastrophic for these local communities.
See above
Reducing the number of properties available to tourists is certain to result in a reduction in visitors to the area, thereby adversely affecting those businesses that rely in whole or in part from the revenue that tourists bring to the area.
You will lose a lot of residents who love the area as we do, together with loss of interest in local vernacular buildings, of which ours is one,
less spending
The sums involved are not sufficient to impact the whole of Powys.... it would be better to perhaps propose some initiatives and at that point then reasonable sums of up to £500pa could be added to council tax of non residents to support schemes rather than just slapping on a random increase on what are effectively easy targets.
On balance, our view is as outlined above.
Holiday makers in self catering properties spend money in the local economy on food, eating out etc in addition to spending money visiting tourist attractions.
Probably it cannot. Periodic occupiers usually use fewer Council services than full-time residents, but when there they use local pubs, restaurants and cafes, and spend money in other ways in the area. Crickhowell is a tourist destination with little other employment in the locality. The business community is very go-ahead in providing for and attracting visitors. Anything which discourages the spending that short-term visitors and others bring risks denying that money to the local economy - and encouraging it to go elsewhere.
As for previous answer. Since using our second home we have spent locally on average about £5000 per annum on works, entertainment, food and drink etc. If our experience is typical, as we would believe it to be, tens of millions of pounds of local spending would be lost to Powys each year.
Keep the premium at the same level

As above
as above.
As I have previously stated people would have less money to spend
Again, less money going in to the local economy.
No idea.
People like myself and family would not visit so much
As explained above.
Don't increase the council tax
2nd home owners will have less money to spend in Wales. It could be minimised by not increasing the council tax premium.
Do not increase the council tax as we would have less money to spend within the locality .
See above. There will only be an adverse effect so the damage cannot be minimised.
A lot of local shops/pubs etc by my cottage Rely on holiday home owners to buy products .
don't do it
Fewer second properties would result in less money being spent in the Powys region. Second property owners generally have disposable income and employ many local trades.
You would have less people with potentially more wealth shopping and eating out locally, they would not be renovating so local suppliers and contractors would suffer greatly. We have only used Welsh providers to renovate our house. Tourism would suffer and as a result local shops, eateries and places of interest would suffer with a serious decline in tourism and repeat customers
See above
It would have a negative effect on shops, pubs, restaurants etc.
As above less money coming into tourism and hospitality
Local economies would likely be impacted by the loss of second home owners. Loss off revenue would be the main factor
2nd home owners having sold properties will not be visiting and buying from the local shops and visiting there bars and restaurants.
Most tourists will not afford these increases
By not doing it,
I for one will sell up much as I love the area and the locals. No more big food shops locally and no more friends (spending money) coming to stay.
Please refer to previous answer
If a large proportion of second homeowners decide to move away they will be spending their holidaying / touring money somewhere else. It is immature to think that any second home owned property which is sold will be bought by a local for permanent residence.
Reduced income form tourism
I don't know
See above
See above response.
Highly negative - we go out of our way to support local businesses whenever we visit and the local economy would suffer significant loss. Of course tourists will always come to the area but second home owners represent significant repeat business.
As above - There would be less visitors. Visitors and tourism are a huge benefit to local economies
See comment on answer to the last question.
Again by increasing the council tax may force people to sell thus reducing tourism which in turn will affect the economy

We can't see anyway the negative effect on the economy can be minimised. it's a bad idea. if less tourists cum to the area there be less income to go round less houses will be needed as more workers move away.
We would have less money to spend locally.
Bound to be negative as any home in that category won't be able - as in my case - to afford any services or employ local people for jobs. Not enough money to allow employing locals
Homeowners will spend less locally on meals out, purchases and employing tradesmen.
It couldn't. Second home owners make a major contribution to shops and the hospitality industry. If the number of second home owners are reduced and Wales becomes less popular that income will be lost and it can't be minimised.
a lot
less people/visitors = less spending
My family and I contribute to the local economy - substantially!
Same as previous answer
The cost to local rate payers would increase we use NO facilities/.rubbish/schools/police/fire etc the local community rates would rise
keep policy as it was - totally unjustified tax - I will simply sell up and buy a second property i Scotland or England. Very short sighted
Less jobs, more unemployment
owners may be much less inclined to spend locally and more inclined to spend in cheaper shops outside the locality
There will be less money for people such as myself to support local businesses and organisations and, to be frank, less inclination to do so if we are treated so negatively and without any sensible criteria.
It would be an additional cost on my budget and I would therefore have to economise elsewhere. This would be minimised by not increasing the premium.
Don't increase the CT premium
As above, reduction in external money brought in to local businesses and services. Don't do it
As in the previous question, I may feel unwelcome and choose to visit and therefore spend less locally. Others may think and behave similarly, affecting their spending and therefore the local economy.
Less people staying locally is less money spent in the community
Local employment will drop as the task of caring for these properties , gardening and maintenance, is lost and the few remaining shops will have to close.
By increasing the council tax on these properties, the volume of footfall would reduce. Tourism would be curtailed thus putting some people out of work.
As I have stated above, shops, local workmen, pubs, restaurants, charities, cultural event attendance and tourist attractions would suffer.
as the previous answer
There is no way this could be minimised if the premium is increased. If it's more expensive to holiday or own a house in Powys then it puts people off coming and spending their money there.
I dont know
Reduced tourism.
See answer above
How much money would you raise for the ill feeling ?
You would lose income from tourism but gain it from permanent residents.
same applies. you are penalising and discouraging investment to all except property developers.

Those who decide to sell will sell to those who have greater financial resource - I do not believe this initiative will release large amounts of affordable property; consider the average earnings : house price ratio.
No comment
If second homes become holiday lets the economy may benefit in the summer months but there will be no benefit over the winter. Second home owners like us spend in the local community across the year. We buy Welsh beef, lamb, pork and cheese from local producers to enjoy in Wales and at home. We support local charities and institutions such as CAT and the redevelopment of the old college in Aberystwyth. Arts and crafts are strong in Wales and over the years we have spend significant amounts in Welsh galleries.
None whatsoever, and excuse me for saying so but you should now have the data form the initial implementation so you should be trying to explain to the population what effect if any it has had
See above
We use the house when ever possible and when are not there our extended family take the opportunity to visit the town where their grandparents lived and thus provide income to the local community.
As mentioned before, by loss of income to the general economy of the area.
reduce local spend and financial viability of the rural economy
Just do not impose any further increases.
People would have less money to spend in the local economy
Possibility that whilst as above we think it may be neutral, if it leads to a reduction this will impact local economies and business that benefit from the periodic occupiers Expenditure
The point is the same as impact within the local community (see above). The council tax premium on periodically occupied properties already reduces the amount of money available for discretionary expenditure within the local community, e.g. at local pubs/restaurants or for gardening/cleaning services. An increase in the premium will exacerbate that impact, which can be minimised only by minimising the premium.
POP's bring tourist money into the area, which would be reduced if CT premium were to be increased. Impact could be minimised by support of tourism.
Many 2nd homes such as ours are renovated buildings which may otherwise have not been carried out. Our property, formerly a derelict farmhouse, was served with a demolition order the week after my family purchased it in the 1970s. If it had not been for our engaging local building firms to rebuild the property, paying for installation of water, electricity and other services, etc, the property would not even exist. The contribution of owners to the local economy is again very specific and nuanced. The history of our property, a former derelict farmhouse, is a positive story for local trades, shops and the tourist industry and it is unlikely this would have been so if it had not been bought for use as a 2nd home. Whilst it could be argued that local trades would also benefit from resident owners, I would argue that many of these properties would not exist as they represent complex renovations and conversions that would not have been considered practical for use as anything other than a holiday home.
Financial support to achieve a holiday let business from the home which would bring additional spend to the local economy
visitors spend in the local economy so should be encouraged
As above.
As above
By not increasing the premium.
Fewer visitors smaller returns. Less profit.
For the reasons given above, it is hard to see how this negative affect could be minimised, given the underlying weakness in the regional economy. Please do consult the local traders and service providers.

I believe that second home owners can have a very positive impact on an area. They often come to love the area they live in and spend more of their time (and money) in the place they have chosen to purchase a second home.
Second home owners contribute a great deal financially to the local economy and tend to take little out of the local economy in terms of the services the council provide.
Bound to be negative and cannot be minimised
I personally would have less ready money to spend out in the community, I don't see how this impact could be minimised.
If this led to a reduction in the number of such properties, then fewer tradespeople would likely be employed. If the house was sold for permanent residential use, then less council tax would be raised for services and the community would be the poorer in financial and other ways.
Second home owners support more small businesses; restaurants; bars, local services and boost small local communities.
This would stop happening if there are fewer second home owners, with less money to spend due to the increase in council tax.
shops, garages, builders ,sport facilities ,and more are all used by holiday cottage owners . With less visitors this is bound to have an impact.
See comments above. A reading of the academic and social planning literature will confirm the beneficial patterns of long-term and daily expenditure by visitors. The answer is not to deter visitors; but to encourage them.
Money from tourism activity would be lost
It will harm tourism because it treats all second homes the same. A more nuanced approach is needed.
they will just be left empty or sold
See my answer above.
Reduced spending in local shops, pubs and restaurants
If you artificially reduce this segment of the housing market you are likely to reduce spending on property investment, improvement and on local services. It is likely to reduce spending locally both by owners and visitors. It is a backward prejudicial policy.
Local tradesmen and service providers would see a drop in income It would stifle local economies There are several small local businesses that rely on generous tourists and links are established for regular transactions
Do I need to spell this out any further.....Wales accounts for only around 40% of it's national GDP.....Heavy industry such as mining is a thing of the past, so you have farming and tourism form a major part of your economy.....You are biting the hand that is feeding you.
See my comments above.
It cannot be minimised.
See above
I think you're asking the same questions over and over again. My suspicion is that whatever we say, you're going to increase the charge and claim it was 'after a consultation'. Prove me wrong!
These questions are VERY repetitive - I have already explained. By forcing out us you bring in locals who then don't go to tourists places. I for one would come less if I have to fork out a couple of hundred for a B and B every time I want to come down.
As above
les mpney in local shops less money spent on renovating or restoring
As above. But then people have less money in their pockets to spend locally.

As above, you raise more tax and if you spend on infrastructure etc that is good but drive out the rental market and how do you get the flow through for tourism?
It will reduce footfall and reduce tourist expenditures in the economy
The increase in cost would have a negative on tourist revenue.
Increasing the Council Tax could lead to increased costs at the periodically occupied properties. This may discourage people from visiting the area, having a negative effect on the local economy, including tourism.
We buy all our food and other services when we are in our second home whilst a lot of local people have their shopping delivered by Asda in England. We use local pubs and restaurants too. We support local events, charities and entertainment. A lot of locals don't. Local shops will feel the pinch if people like us move out. We always spend money locally when we're in our second home in Machynlleth.
See previous answers.
Increasing the tax reduces monies available for upkeep and maintenance on the property. I always employ local firms and individuals to complete any work, this money will be taken from the local economy.
If properties are put up for sale, they will be empty. Unfurnished properties have some council tax exemptions.
Don't do it! I think paradoxically (because it is an increase in fixed costs which ought to have no impact on marginal behaviour, but will) it will persuade people to spend less time in Wales, and thus spend less in the local economy. Incidentally, has the Council done an economic impact study to measure the contribution of second homers to the Powys economy?
As above - More and more people are likely to register their properties as holiday lets (even at 50%) on which there is no Council Tax so the Council would lose out financially
Lack of people spending money in area will drive down the local economy
It would cause a reduction in the spending in the local economy.
Given the very poor turnover of property sales in rural Powys, the attempted sale of second homes, which in the main cannot be classified as affordable housing, would lead to more empty houses in the county.
Potential fall-out is for a loss of loyalty to local businesses and trades and 'Wales' as a brand - why actively support those in Knighton/Presteigne/Newtown, when can use Hereford/Ludlow/Shrewsbury instead? Do not increase the Council Tax premium, but instead properly follow-up those who pretend to (or do so minimally) let their second home for holiday-lets and so register as a 'business' to attract business rates for which they either fall below the payment threshold or pay materially less than Council tax would be.
second home owners spend more than locals eating out and buying expensive local produce and consumer tourist goods Attractions and businesses in the towns geared for holiday and second home owners would lose their income local people don't use tourist and recreational facilities like incomers tourists bring stimulation to local economy which would be lost if locals were main population Businesses would suffer due to lack of demand for varied services required by incomers and tourists local towns become more insular and less diverse and would stagnate into rural backwaters
If second home owners leave Powys, their spending power will move away as well. That can only be to the detriment of the local economy.
All the reasons above, plus, as an interested party in local Welsh affairs and the decision maker in my company, I am not the only owner of a periodically occupied property to award contracts and trade orders with local Welsh companies. If I am no longer a regular visitor to Wales these would surely diminish because of the loss of frequent contact.

No tourism, no increase to the local economy.
less tourists who will spend money in the economy
We would have less money to spend on home maintenance and improvements
Fewer people visiting and with less money to spend in the local economy.
Those who keep their homes will have less money to spend (because it will be paid in double tax) and those who sell will move away (potentially leaving the property empty - see comments above regarding possible impact on housing market).
Raising the premium would lead to higher costs on holiday lets and so reduce the number of tourists, and reduce profitability of holiday businesses.
The effect could be minimised by not increasing the premium.
Llanwrtyd Wells rely on the events that are held here every year. which attracts a large number of visitors.
Shops in town will fail even more.
It will lead to fewer visitors and long term property owners, who spend money in the local community. It would be an act of self harm on the part of the County Council.
As above, it is so important at this crazy time for the economy to encourage local investment, to encourage people to spend more time in their second homes working than in the cities and thus to spend their money in the communities.
As previous question
As above!
See answers above
In my experience, people will consider investing in other parts of the UK if Powys looks less attractive due to the Council Tax premium. Even at 50% this was a negative input in our decision making.
obviously as stated before lack of visitors is bound to affect the local economy. Any work required on properties requires using local builders etc.
Less local spend across a range of sectors can only have a bad effect. People will visit less and therefore spend less. Second home owners have money, and they will be reluctant to spend it if penalised.
Don't raise the council tax premium. Or if you are going to do it anyway stagger the increase so people have a chance to adjust their finances.
the property is used as a second home and has been for the past twenty years , I have never used services such as rubbish collection , i see it unfair to increase the tax due to this
Beyond the financials, this move and the way it is described (and even the way this questionnaire is worded) fuels hatred and division, demonising 'the English' and characterising second home owners as 'evil' and not members of the community. The last thing we need is more division and hatred in Society now. And the last thing the local economy needs (once we are beyond the health risks of Covid) is a message that tells visitors they are not welcome and should stay away. That narrative saddens me greatly. Financially as well, we provide employment for more people locally because we sadly cannot be there all the time than we would do if we were. I'm not sure what they would do without the (small minority) of second home owners in our area who provide the majority of their work.
You would drive many people who have long connections with Wales out of the country and cause a lot of bad feeling among those who love Wales and know its history.
I think if properties are sold or removed from the market, then you will see less cleaning and property maintenance work available to seasonal staff. propagating further reduced local income to be spent in retail shops
Less people less shopping, eating out, drinking etc.
Less money from outside community coming in
Don't increase it so that you get people visiting rural areas and spending in the shops.
The extra revenue mentioned is probably offset by owners using local services.

the welsh economy what get zero tax and zero spend from tourism
I do not believe this would have any impact on the local economy. The only people to benefit from such a criminal unjustified act would be the local council lining their pockets, a total disgrace.
As already explained, discouraging visitors is bound to reduce tourism and associated contributions to the local economy.
As before, people will spend less in the area
Money won't be spent
If the council tax was the same charge as the domestic charge whatever the band the property falls into the Powys council would benefit rather than losing the revenue to business rate which all counties of Wales benefit from
People with these houses may no longer be able to afford to have them. By selling them they would no longer be able to contribute to the local economy.
Because there is a danger of less visitors the Welsh government would have to support the tourist industry in some other way.
As above.
The anti tourism, unwelcoming self-centered message is clear and will put visitor off lowering the economic activity and hastening the decline of the communities visitor support.
See above
Same answer as previous question: This certain to be a major negative effect, if it leads to a reduction in the availability or an increased cost of running holiday cottages. Powys is the sort of area where many visitors are seeking peace, quiet, exercise and typical rural attractions, and will always appeal most to those who use independent self-catering accommodation. The best way to minimise the impact of increasing the Council Tax premium is not to do it! Any modest benefit to Powys's finances is likely to be far outweighed by damage to the tourism economy, and especially to 'green tourism'.
Negative for tourism means negative for the local economy, so ways have to be found to improve the attractiveness of visiting the area
People invest in these properties as they are often in poor condition or in out of the way areas where local people don't want to live because of lack of services. In my case the property was a disused agricultural building when it came up for sale we were the only people to put in a bid on the property
No rentals and only few house purchases. So more run down properties
Same answer as the last question.
Economy relies heavily on tourism including second home owners
If there is less tourism the local economy will suffer
Assessing the different areas in which the properties are situated and the impact on tourism in their particular areas.
People will use local services more, not shop more
There would be less money for the Second Home owner available for spending - keep the Premium as it is now at 50%.
Will not be able to employ others to do things like cut the grass and cleaning.
The effect would be negative for the reasons given above. People own second homes in an area or town or village because they love that area and want to be there as much as possible and to participate as much as possible in the life of that area. For a multitude of reasons they may be unable to live in that area all the time and need to maintain their primary residence for work and family reasons. If it's no longer feasible for them to keep their second homes because of a very much increased Council Tax premium, they will sell these homes and no longer visit the area they love.
See above answer
People spending less time at second homes will reduce integration in local communities and activities.

I do not see how this could be minimised. If you strangle tourism, and give the impression that 'incomers' are not welcome you close off the county to visitors and to economic investment.
Retired people with second homes in the county can do so safely because their medical providers and specialist hospitals are where their main homes are. They often do not feel confident about quality and ease of reach of high quality medical services
Increasing the premium would mean more houses sit empty (and unfurnished) as owners seek to reduce outgoings. Therefore fewer visits and less spent on the local economy.
LITTLE OR NOTHING ITS REALLY A QUESTION YOU SHOULD HAVE OF POSED BEFORE YOU STARTED ON THIS VERY UNFAIR TAXATION
Visitors bring income into the area and the local economy. This would be difficult to mitigate unless there is cheap available accommodation.
The effect of increasing the council tax on us will be twofold. It will reduce our spending here on local services. And it will mean we'll have to let the house. The business rates here will be much less than the current 150% council tax. And we will not be able to let the house for as many weeks as we currently live here. It will be empty much more. The community will weaken, Powys council will be poorer and local service providers will have less income. What's the upside?
It would depend on how many second home/holiday home people decided to sell their properties and who purchased the properties put up for sale.
If the overall cost of running a second home increased there could be less disposable income available to spend in the local economy
If people sell their houses / no longer visit, they would no longer be there to support the local economy. So don't increase the premium.
see above
As described above we always use local traders which benefit the local economy which would not necessarily be the case of a house holder paying a mortgage etc.
Again fewer tourists.
The local economy relies on tourists visiting. Fewer rental properties will reduce this spending.
This question is biased as are all the other similar questions. You should ask why the response was negative.
The only positive may be if smaller properties become available for local people
See above for adverse impacts on spending etc.
less use of local shops, bars they will go to sunnier places possibly the covid may help your tourism cos people will stay in the uk such as cornwall
Less money coming in to local communities.
Don't do it
It's gives homeowners less money in their pocket.
A very big impact as described above. An unwelcome action leads to less people spending in the area.
as above
It cannot be minimised
Less people = less spending!
people won't be able to afford the council tax and sell the properties and reduce the tourism to the area which would have a negative knock on to local pubs, restaurants and shops
Less money would be coming in to the economy.
It will completely screw tourism.
The financial penalty of an increase in Council Tax premium will mean that second home owners will have less money to spend locally.

As above. Second home owners engage in the community, join local groups, support neighbours, employ local trades people, buy locally, use local transport, visit tourist attractions and use local services.
Removing council tax premium for properties devoted to providing self-catering accommodation
Should we elect to sell our property, the town would lose our spending power for goods and services. We have always committed to buying locally. But based on observation, it seems more likely that a successor owner would be committed to buying "cheap," which inevitably means patronage to larger stores outside the area.
People with second homes often spend more locally to support tourism.
Certainly people who don't sell their second homes will think twice about continuing to support their Powys local communities at present high levels. Why buy food in Powys when one can simply drive one county over to Waitrose? Gouging destroys loyalty.
Impact the tourism spend.
Big disincentive for people spending time and money in the locality.
Fewer second-home owners with less money to spend in Powys. Can't be minimised
It could be minimised by leaving the council tax as it is, or reducing it to the same level as permanent residents, to encourage people to visit Powys.
home owners might consider to sell their property, as the financial aspect would become an issue.
Less tourism less money locally
see above
Those who have a second home are invested in supporting the local community and if you drive them away you take away a income stream for local business.
It would have no impact at all, you increased it by 50% but no one except the council will have benefitted.
money paid in council tax won't go into the local community
people will sell
none
People may go elsewhere.
Owners will spend less locally to fund the increase.
See previous answer. Less tourists, less money coming into the area.
We make minimal use of council services, but spend a significant amount of money in the local economy.
You will have less properties for tourists to rent. Our guests visit many local attractions as well as going to the local eateries. They support the local pubs more than a resident would.
As above, I think this a move which is likely to backfire, hurting the council's finances in short and long term. It will encourage the inflow of more permanent, retired people, and discourage those who work elsewhere from bringing back the fruits of their labour to the community. One sensible step for the council to take would be a survey on its residents, not just second home owners: length of stay in the community, and other details such as amount spent on properties and environmental quality.
Again, local shops will lose income if there is less movement/tourism in the community.
Speaking from our own experience,we contribute to the local economy in was such as shopping locally for provisions,aswell as for purchasing building/gardening materials etc.We have our dog registered with a local vet,from whom we have received excellent service.We donate items to local charity shops,which,whilst in itself,will not transform the local economy,I think it does reflect out commitment to the area.We have also,on occasions,purchased vehicles there.
see previous answers
discourage involvement in local economy
Less money to benefit the local economy

<p>As indicated above the more money spent on the council tax premium the less money that will be available to spend on the local community.</p> <p>It is important to get the right balance as everyone wants to have local amenities, but these come at a cost. Consequently, the local authority needs to receive income but not so that it penalises some to the extent that they will no longer endure this and leave. The likelihood is that such persons are likely to be replaced by people who are not willing to contribute and will be net recipients rather than contributors exacerbating the situation.</p>
I find these questions difficult to answer because our situation is fairly unique
Less money to spend and support the local shops and businesses
Less disposable money available to spend in local community
<p>As we have said above, we employ locals. Even in this year when we have hardly been there, we have paid people to re-fence, repair the drive, paint externally and internally, cut grass and hedges, repair the roof. And we donate grazing to a local farmer.</p> <p>To counteract the impact you should be giving us the tools to persuade people we know to visit Radnorshire. That's the way to build a vibrant economy. Powys has room, and a lot to offer.</p>
As above - when visiting, my family and friends spend in local shops and restaurants. This economic contribution could become lost to local tourism.
You could lose a lot of revenue.
Less people spending money in locality and if people choose to change to business rates then less income for council
<p>Why exploit those who have worked hard enough to afford a second home? Equality dictates that everyone is treated equally, not some treated more equally than others.</p> <p>Level the playing field and stop exploiting those who spend more locally.</p> <p>Holiday homes need cleaning, maintenance, etc that is provided by local people. If Powys County Council hike up costs even further the owners will simply sell and purchase elsewhere losing the income for local people.</p>
same as above.
Tourist spend considerable money in the Powys area and encourages other to come to the area and use hotels / B&B 's etc.
When I, my family and friends use the house, we shop locally, and eat out at least once a day. We employ local people to maintain the gardens, and local tradesmen to conduct routine maintenance and repairs.
Less tourists would mean less people spending in local shops, tourist attractions, etc
There would be less footfall, so less people spending in shops, pubs, restaurants
Less people, therefore less money spent in the local community, having a likely impact on the local economy.
Hugely negative - When I look at the comments my guests have made they have spent a lot of money in the local area, either visiting places of eating out. Even though my property is self-catering, guests on the whole eat out every night or have a take-away. I live locally and my personal spend is a lot less than that of my guests weekly.
You really should be asking "why" for all answers and then asking additionally for any ideas! By not increasing it is the answer to the question you ask - because of the reduction it would otherwise have on the money we spend in the community which outweighs any gain.
see comments above
See previous answers
The increased financial burden on families of the community will undoubtedly impact the local economy negatively
If increasing the tax results in fewer people spending their money in Powys then it stands to reason that it will have a detrimental effect on the economy.
It can't be minimized. Powys would be losing much needed outside income.

It is unrealistic to think it could be minimised when there would be a significant reduction in people having property in the area when they can choose options 'over the border' or in equally attractive locations in the UK or abroad.
There will be less money spent in local businesses, and for services such as building, maintenance etc. However, the income will potentially grow. But there will be a limit for what people can afford, and raising the premium further than the existing 50% extra is likely to lead to sale of properties. This does not necessarily benefit the community.
It would be very difficult to minimize this impact. See previous comment.
It will reduce, from less people investing in the area.
People who have second homes may have a bit more cash available to spend - although they may not because of the cost of the second home. They are also likely to want to improve the property and so will patronize builders merchants etc. When I was in this position I became a builder at weekends!
Less money to spend in the local economy
The number of holiday homes is likely to reduce and there will be a consequential reduction in expenditure by visitors. There will be a reduction in the number of holiday home ownership and a fall in the expenditure by visitors will result, thus affecting the local economy negatively.
This will have a catastrophic impact on the local economy and I see no possible way of minimising this effect. When we are at our holiday home for weekends or during the school holidays, we purchase all of our daily requirements from local businesses and thus spend considerable amounts of money in the local area. If we were not there and the properties lay empty as many would, this business would be lost, with just the income from day visitors remaining, purchasing snacks, drinks and ice creams, which happens at present, supplementing the much larger amount spent by the property owners which would have been lost.
See above comments
Loss of regular income to local hospitality, farm shops and general local shops, also local community halls would lose regular money from less people attending events.
2nd home owners supporting local shops and amenities with disposable income will go.
It will only be positive if the council invests the additional tax in the communities it Vons from
Again, it would mean less spending power and instead of shopping local, it would mean using the supermarkets outside of the local community.
By leaving the tax as it is
Extra council tax would mean owners would have less money to spend in the local Welsh economy.
Less tourism, less money! You will not create affordable homes. You need to build more affordable homes where the jobs and people are. Second homes tend to be remote and away from towns/villages.
As above
Increasing the Tax or even imposing it in the first place has no impact on the local economy as occupiers will still use the local shops, cafes, restaurants etc.. The idea that second home owners will not contribute to the local economy because the Tax is increased is utter nonsense. Do you think that if the Tax is levied that second home owners will fill their cars with produce in England just so that out of spite they will not buy locally? Such a concept is utter nonsense. Since occupying our property we have used many local services, tradesmen, suppliers, shops and post offices, all of which makes a positive contribution to the local economy. Is this something you wish to discourage?
See end comment.
Many owners employ local tradesmen, as I do, for all repairs, maintenance and improvements. Any increase in council tax may necessitate a financial move from tradesmen to administration. Home

owners, of all categories, do not have infinitely deep pockets and must budget accordingly. This may change the perception of the county and what it provides.
I will have less money to spend with local businesses on property enhancement and maintainance.
see above
see earlier answer.....
Less visitors and tourist less vibrant local economies leading to less employment.
In rural wales how can you encourage investment? Only by welcoming investors. Those investors are people providing services by tourism or second homes. You could try to minimise the impact by being welcoming, friendly and helpful.
We contribute substantially to the local community both economically in terms of shopping and job creation. These benefits to the community be lost if we left.
Llanfyllin would suffer financially .
Visitors spend money in restaurants . Don't increase it.
Leave as is and review after covid restrictions have lifted and tourists can return to spend
Second home owners support local shops, employ local tradespeople and provide much needed income for local attractions. In order to make many of these properties up to the standard needed to be either sold to increase the housing stock for first time buyers or to be let as holiday cottages considerable amounts of money would be required - far in excess of what is affordable by many owners. Thus they might well remain empty for years (as was the case in the last century) and then fall into ruins.
Following from above - less visitors means less money spent locally.
Less accommodation for tourists. Second home owners tend spend more with local shops, businesses and restaurants. With Covid more should be done to encourage second homeowners to come to Wales to boost the local economy.
The property I purchased had been unsold for a very long time and many remain so. I cannot imagine that discouraging (as this would) 'outsiders' from buying into a community they love and wish to support would be positive for places already struggling to thrive. If tax must rise, it might be better tolerated if the monies thus raised were ring-fenced for funding rate cuts and other incentives for local businesses.
Any increase in the tax costs reduces the sum available for property owners to invest or spend elsewhere. This impacts local employment, the tourism industry, local businesses and leisure, as well as local facilities, including cafes, pubs and restaurants. The Consultation questions, particularly those on the local economy, only pertain to people's subjective opinions, without requiring any objective evidence to support them. The Council needs to properly quantify and evaluate the very significant net economic contribution made by periodically occupied property owners before reaching any decision.
Less money at the local shop, pub and restaurant.
Loss of support from the income of part time people
We go out to local restaurants, never stay in.
We won't be here to support the local economy. The impact cannot be minimised.
Less people to support the local community ,shops and local builders etc to renovate properties . Don't increase the council tax
We go to the home whenever we can. When we are there we spend money in local shops, pubs and entertainment. If the tax goes up and we sell Brecon will lose that income.
As mentioned above holiday home owners and tourists bring into the area significant income and generally leave a nominal cost impact upon the Council
Less money available to be spent.
Minimise it by not increasing the premium. As outlined earlier if holiday home owners pay more on council tax, they have less to spend in the local economy. Powys council seems to see holiday home owners as a threat to be removed instead of an opportunity as explained 2 questions ago.

Again , you can't minimise your unwelcoming message! Why would Powys seek to drive away a sector of the economy which is a net contributor?
I do not think there are so many holiday homes in our immediate area.
See previous answers.
Increased council tax will only frustrate second home owners who bring increased spending to the area and potentially lead to the leaving the area. A higher level of council tax feels like a penalty charge for living in the area, particularly when we spend so much time here.
Same as above.
The more tourism the more money spent in the local economy. If you TAX these property owners to much what incentive do they have to keep the property. People on holiday always spend more than residence.
As above.
Less money spent
Don't charge people extra. People will simply buy holiday homes elsewhere and will stop spending money in Powys.
Potentially a negative affect, in that these extra charges would mean that some second home owners would have to cut their budgets for spending directly within the community, and their support of the local economy. Council Tax Relief for those properties that are occupied for more than a certain amount of time eg. 270 days should be considered.
Increasing the Council Tax premium is likely to negatively affect the money that such homes attract into the Powys economy, which supports tourism, business and employment.
Based on my own attitude, even though my wife was born locally and we have been coming to Powys for over 40 years, we feel a considerable degree of resentment to this tax, given that we do not avail ourselves of many local council services other than the Recycling Centre in Llandod and our local library to try and help keep it open. We make substantial contributions to the local economy via shops, building services, etc, etc and in order to minimise the effect on our expenditure, we would undoubtedly shift purchasing to out of area (eg our other home location or stopping in Hereford on the way to Powys) where prices and costs can be significantly lower. The prospect of "minimising" that kind of response would not be possible.
see above
See above.
<Tourism <money for your coffers... do you really care about the local tourism?
By providing more amenities for all to use with the extra money
In an area that relies and thrives on tourism as an additional contribution to the local and Welsh economy it would be very destructive to take this step. Second only to farming tourism is vital for the region.
Any, even only occasional occupation is better for local business than an empty property.
There's no new build needed. Where is the money going .
My partner and I are employed by London-based employers in wellpaid roles - effectively importing jobs the the Powys economy and disposable income which we would not have if we were locally employed in our particular professions
Keep the Council Tax premium as it is.
See previous question - the interplay of tourism and the local economy are strongly linked in our area.
Since when has council tax been used as a tool of social engineering?
if rent out as holiday let the weekly rate would double and vistors will go elswere and numbers of people taking holidays will drop so leave the premium tax as it is
Less tourists generating less income for local businesses.

See comment above
Second Home owners spending less time at property (while it is being used as a holiday let)
I have been coming to my family's holiday home all my life (my grandfather was Welsh) we are all fully committed to supporting the local community and involved in it. The owners employ many local people and use local businesses. The holiday home has never been rented out but if the council tax was to increase then the owners may have to consider doing so or selling it.
People who are invested and live in the community will be paying into the local economy 365 days a year
Any loss in one quarter would hopefully be a gain in another.
Please see comments to previous question. If a property was sold as a first home, the council tax would be 100% and not the 150% charged for second properties. Also, a property which is for sale, may stay unsold for quite a while, as a local resident may not wish to buy it. Do not increase the council tax.
In all likelihood, if the Community Tax on periodically occupied properties rises, none of the extra money would go to the community there would be negative impact
See above
Restore the original 100% tax rate so more money is available to be spent locally
Less tourism in an area that has some reliance on it, would obviously be a bad thing.
see above.
Reduce visitor spend
The impact would be that we would need to reduce the amount of money we spend in the local community. For the renovation of the cottage we use local plumbers, carpenters, decorators etc., and also have locals regularly working on the land, mending fences, styles, cutting hedges, clearing gorse etc. We are currently planning an agro-forestry project, which will employ local people. We shop only at small local businesses, supporting only local shops and restaurants, avoiding supermarkets. If there's an increase in council tax we will have to reduce our spending in these areas. We don't believe there's a way of minimising this impact.
I would need to cut back on using local builders for building maintenance, and stop altogether using local gardeners for grass cutting and hedge cutting. Also my use of local restaurants and cafes would be restricted to special occasions only instead of once a week as now. I've already reduced by half the number of times I eat out when the 50% charge was introduced, since I used to have dinner out once a week and lunch out once a week. Also I would also have to reduce my support for the annual festival at the Machynlleth Tabernacle, and other events there through the year.
When we stay at our house we always use the local shops and services. It is an income that shops and other services would probably miss out on. It may make people re think how they use the local services.
Owners of second/holiday homes invariably rely on the services of local builders, painters, decorators, plumbers etc to undertake essential maintenance work on their properties because they do not have the time to undertake the work themselves.
The local economy would be effected as there would be less tourists due to increase in rental costs
The local economy would suffer from less support to local tradesmen, builders, etc.
Leave at current rate so as to maintain current support to the local economy
With an increase in Council Tax premium, owners would have less available funds to support local shops, tradespeople and the general community.
do not raise council tax why is this necessary?

Less money to spend by the owners and less local people employed.
I do not think it could be minimised - see below for my contribution
It would produce the possibility of reasonable resentment between this segment of the tourist industry and others who do not have to pay it
We would be less likely to spend optional money with Powys businesses, such as restaurants and attractions, as the spare income has been reduced by an increased premium to subsidise Powys Council services.
As above, namely Loss of spending on shopping, the contracting/building/redecorating sectors, cultural activities,
Less money = less spend. Simple economics. The only answer is reduce the already excessive tax charge and increase spending power within this part of the community to increase local business turnover.
By allowing local businesses a reduction in business rates.
1 family does not bring in the amount of money to the economy as we do.
I have already said that the huge Council Tax charged by Powys has affected my ability to spend locally.
less shops available, causing less customers so reducing the available capital expenditure for the area.
By not doing it ! You would increase the number of empty properties !
Again if this measure is used to create targeted funds to deliver some targeted change across some key areas then it can ultimately have a very positive effect on the economy. We all welcome tourists and visitors to the area. But this not should be at the expense of the people who want to live here full time.
Again, as above. The periodically occupies properties, which are mainly so as they have to rent out to keep themselves going, contribute hugely to the local economy. They provide work and support the local shops, businesses etc etc The only way to minimise this impact is by not increasing the tax. Powys is such a diverse county. If there is a shortage of affordable housing, as mentioned above, carry out a detailed survey to find out which areas are hardest hit. They perhaps an increase in those particular areas would help to free up accommodation. BUT the survey needs to analyse the WHOLE picture, local jobs, shops, businesses, tourism etc etc.
Property owners would spend less and as a result local business would suffer.
Obviously negative. Crashingly so. Most POPs use significantly, very significantly less of the Council's resources, yet we are not just charged more, but half as much again as those who depend on them. And you want to increase that again?! I can't think why you don't seem to have done any analysis before launching this consultation. I can't think of any way you could minimise the negative impact that is within your existing, or indeed central, government powers.
See previous comments on Council resources, viz. local economy.
If I take my own property, it hadn't had a penny spent on it for 20 years and I have spent thousands of pounds on local trades to modernise it.. You would probably put off many potential second home owners which could have a negative affect on the local community in many areas.
Uchod
Fel y dywedwyd eisioes, byddai'r tai yno i drigolion lleol gael byw ynddynt a sicrhau bod yr economi yn ffynnu drey bydol y flwyddyn, nid dim ond yn ystod y gwyliau.
Mae'n debygol y byddai'r Cyngor Sir yn gweld cwmp yn yr incwm o dreth y cyngor wrth i fwy o berchnogion gofrestru eiddo fel busnes. Mae'n bosib y byddai llawer o bobl lell - sydd wedi arall-gyfeirio trwy agor llety gwyliau - yn cael eu cosbi, yn gweld cwmp yn eu hincwm gan olygu bod ganddyn nhw lai i wario yn eu heconomi leol nhw.

B10: What impact, if any, do you think increasing the Council Tax premium on periodically occupied properties would have on the Welsh Language in Powys? - If you have answered 'negative', please tell us how this could be minimised:

If people want to learn Welsh it should be available free at all levels to encourage, however it should not be mandatory.
Welsh Language is unfortunately insignificant in the area of Powys that I live so cannot really comment. I hope that it would have a positive impact.
No connected at all
anything to make housing more affordable for local people will have a positive impact on the welsh language.
galluogi siaradwyr Cymraeg lleol i gael tai
If raising the council tax on periodically occupied properties reduced the number of these properties and slowed the sale of second homes it might have an impact on the Welsh language in the Welsh areas of the county. This would be a start but more needs to be done to stop the sale of houses as second homes.
Potentially positive if it increases more local occupancy.
None, Welsh language is taught in school to every child in Wales. There will still be the same amount of citizens speaking welsh no matter where they live. It should have always, been their first language - putting up council tax has no bearing on the welsh language!!!
Because these owners are mostly english
would make no difference. this is a low Welsh speaking area and despite it being g taught in schools, unless you are brought up.in a Welsh speaking household, you are extremely unlikely to converse in Welsh. My Welsh is of a basic understanding after studying in school even though my exam grades were high.
The Welsh language will be neither harmed or enhanced. Either it is at the heart of communities and a useful part of the culture, or if it still needs funding then trying to preserve it against the tide of advancement is a folly. Stop forcing it on people and organisations.
More homes for locals who actually want to interact with the local culture
An additional charge should deter use of properties where the occupier does not want to integrate within their local Welsh community. This is also important considering the current change in public opinion on independence, and an unstable housing market, which will hopefully lead to the lowering of house prices to enable local people to afford local homes.
THE PEOPLE THAT COME INTO WALES CANT SPEAK THE LANGUAGE OF OUR FATHERS AND DO NOT INTEND TO BE FAMILIAR WITH SUCH LANGUAGE
Integration of permanent residency in the area rather than transient, people would learn about the Welsh culture and live of the land may therefore be encouraged to try to learn.
Less visitors means less exposure of visitors to the vibrancy of Welsh culture. Is this what you want?
2011 Census shows 17% Welsh first language use in the whole of Wales, mostly in the West of the country. You cannot get much closer to England and English speakers than to live in the border county of Powys.
Really?
Maintaining the balance of the housing stock would help preserve Welsh speaking communities.
Major problem. If I speak Welsh locally tourists/2nd homers look askance. Bad enough anyway having been watered down in this area :-)
Bit of a daft question in my honest view. There is hardly any Welsh spoken in Radnorshire as it is (which is a pity by the way)
At present, the large majority of permanent residents in Powys do not speak Welsh. Increasing the Council Tax surcharge will have no effect on this whatsoever.

My home is on the border with England, and is in an area that thrives on tourism from England and around the world - I can't imagine how the Tax could impact Welsh Language.
There is little Welsh spoken. I know nobody from Welsh classes at school who speaks it now. It is a waste of funds to support it as the funds are needed for basic services. This needs to be seen as what it is - a folly. Numbers are not rising despite the spend. It's a tourism novelty, little more.
The majority of the very few Welsh language speakers I know in Powys are second home owners who have taken the trouble to learn the language.
Sennybridge has never been a particularly strong Welsh speaking area in my lifetime (both my parents were Welsh speaking, in those days they never felt the need to pass this on). 10 miles south or west, Llandovery/Ystradgynlais much stronger Welsh tradition. Farming valleys of Crai, Trecastle, Pentrebach stronger Welsh speaking areas, but the village itself has always been mainly English speaking, probably Anglicised by MOD etc.
Although many second home owners seek to support the language and learning Welsh, particularly in the Tanat valley where nearly 40% speak Welsh is very popular. There is a perception in many areas of England that Welsh speakers are a nationalistic bunch but the experience of English second home owners gives us the ability to counter this in our home communities. So whilst there would be no direct benefit to the Welsh language I do think the view that this is normal and right thing to do in Wales would be reduced.
As an English owner I have never been aware of a big Welsh speaking population. Are you trying to drive the tourists away?
We and several people we know are trying to learn some Welsh. I sing with a chorus that uses Welsh language songs, for example. I can't see how the proposal to increase the premium would do anything but harm to the Welsh Language within the community.
No idea
In terms of our household there will be a negative effect as you will lose Welsh speakers. This is a slightly farcical question as surely the answer lies in education. The number of Welsh speakers in our area is low mainly as a result of a high influx of English in the sixties and now retirees. The only way to minimise the impact of this is to ban non-Welsh speakers.
Not really in a position to answer this.
Houses are typically not affordable, so people may need to sell if 100% premium and therefore purchasers more likely to be English.
I don't think it would make any difference!
What impact do properties have on the Welsh language? Unable to answer.
Really don't understand that question?
Can't think of anyway to minimise this if more young people move away there will be less people to learn the language in the first place.
None as most of Wales don't speak Welsh
I am a Welsh speaker. If increasing the premium on properties reduced the number of Welsh 'exiles' who could easily return home it would seriously reduce their ability to reconnect with their roots. Although some of our relatives who visit do not speak Welsh, they too have a deep attachment to Welsh history and culture.
In our village hardly anyone speaks Welsh
I really don't think this is relevant - it is taught in the education system
Difficult to judge., I am already a level Uwch Welsh learner and attend meetings and communicate in Welsh.
There is as much interest in learning and using Welsh by owners of periodically occupied properties as by full-time residents in Powys - most of whom are not native Welsh speakers anyway
Less Welsh speaking people would want to visit due to the increased prices
A number of second home owners wish to become part of the local community and make an effort to learn Welsh.

I dont know
No impact
is council tax increase being used to promote welsh language ? Ouch ...
we are learning Welsh and will continue to do so.
The balance of probability is, in my view, that it will bring more non-Welsh speakers into the area. I make this judgement on the average earning levels across the UK compared to Wales (hence potential Welsh speakers) and the UK population compared to Wales.
No comment
In southern Powys Welsh language speakers are few and far between Statistics point to a rapidly diminishing use throughout Wales The population are not interested the only people that are interested are the councils. Canute springs to mind
What ever you do in regard to taxation in these increasingly cosmopolitan times will have no impact on the future of the Welsh language.
Lleuhau'r cyfle i mi ymarfer a siared Cymraeg yn fy nghymuned
Our current council tax contribution pays for welsh language schooling, of which we are hugely supportive, but at the same time, we are not ourselves accessing any school places. There appears to be some argument that 2nd home ownership in rural welsh-speaking areas is pricing young people out of their own communities. Population drift of young people from welsh speaking communities is down to a range of complex factors, mostly lack of jobs and opportunities, and not solely down to the affordability of homes, which is itself not solely due to any affect on house prices by 2nd home ownership. This would appear to be using a sledgehammer to crack a nut. The situation is, and always has been, more nuanced. My Taid was a welsh speaker, however my father, like many, left Wales to find employment and so I, to my regret, did not gain fluency in Welsh, having grown up in England. We are now considered outsiders, it is insulting and divisive. Young people in Welsh communities need opportunities to be able to stay, and homes can be built. Our ownership of a former derelict property does not directly affect the dispersal of rural welsh speaking communities.
The number of welsh speakers is affected by non welsh speakers moving to live in Powys and welsh medium education not second homes.
I can only answer for Hay where I believe it would have none.
Cannot see the relevance of this question
I feel that most of Powys is. not particularly Welsh speaking. I can't comment on its importance in North and South Wales were it is more vital. When my husband and I first came to Wales we made a considerable effort to learn some Welsh , not easy for us 'from out'!! But we gave it our best shot.
Welsh is not the first language spoken in my area of Powys. I am Welsh.
See comments above. It has to be acknowledged, however that any impact will vary according to region/district, population density, the proportion of 'periodically-occupied homes' and local and accessible provision of educational classes to promote learning of the Welsh language and assimilation of culture.
Roedden ni'n gallu dod yn ol i Bowis achos mi brynon ni ail gatref. Rhoddodd amser inni i symud ein fusnes yma, rhoi ein plant yn yr ysgolion lleol ac i ddysgu Cymraeg.
I am born and breed in powys and our area does not speak welsh. I went to the only school in powys (John Beddoes) that did not teach welsh. I have never found this to be a problem
Is this relevant?
I cannot see any impact
Our village is not a Welsh speaking one.
Oh I see, you only want Welsh speaking tax payers.....that's ok , nothing racist at all there then.
I imagine very little impact either way, sadly. I cannot see any way in which a higher premium would boost the position of the Welsh language. This important matter is entirely separate.

<p>What a ridiculous question. This is a stupid question - it would not have any impact on the welsh language since everyone on our area speaks english.</p>
<p>Cannot answer that</p>
<p>I have not sensible response on this</p>
<p>None whatsoever this is a completely irrelevant question</p>
<p>No impact whatsoever</p>
<p>None whatsoever.</p>
<p>I never hear Welsh spoken in the local community so I don't see a change here</p>
<p>In my area of Powys (Brecon Beacons) Welsh is not routinely spoken and most of the local residents will cheerfully admit to having very little knowledge of the language despite compulsory schooling. I doubt it would have any impact whatsoever, unless you are planning to price second homers out of the market, nationalise their houses, and then award them to Welsh speakers. I cannot see how even Plaid Cymru could find a Welsh language benefit here!</p>
<p>Some visitors to wales want to learn Welsh and they would not be able to as would could not afford the extra proposed premium</p>
<p>Most local welsh are disgusted at the extra expense of printing all council communications in welsh, same goes for road signs. Welsh language doesn't need politically correct gestures. Everyone speaks English - don't need welsh translations . Save the money, print stuff in English and celebrate and keep the welsh language alive by other means and not by destroying tourism and second home owners (who are some of the most ardent supporters of welsh cultural heritage)</p>
<p>I have been a regular visitor to Powys for well over 10 years and have never heard the Welsh language being used in any of the many social gatherings I attend with locals. Why that would change were second home owners to reduce in numbers is hard to see.</p>
<p>We have enjoyed listening to and trying to learn the language and the local residents seem to consider it fun to talk to us. This in turn encourages them to increase and continue their traditions. It's like being on stage, without an audience the practice will die out. The power of the internet is forcing people to use English more and more. It is backward thinking to consider that traditions will carry on without a positive requirement of need.</p>
<p>None another stupid question!</p>
<p>Very few (if any) of the long term permanent residents in our village speak Welsh (although my mother and grandmother both did as their first language)</p>
<p>My family is currently trying to learn Welsh by classes and Zoom.</p>
<p>The more people are drawn to an interest and investment in Wales the more will get involved in its culture. Two of those who stay in our property are learning Welsh!</p>
<p>As a fluent Welsh speaker , I find this question to be highly offensive as there are few in Powys who , in my experience, speak my mother tongue anyway! I'm aware that it is now compulsory in all schools in Wales, but as yet I have found no evidence of an increase in the population speaking Welsh in everyday situations!</p>
<p>If council tax was increased we would be forced to let out the property to all nationalities. When we visit we are Welsh speakers and we would have to visit less.</p>
<p>Tourism would generally be from outside wales.</p>
<p>Brecon is and has always been a very cosmopolitan area. I don't think there will be a correlation between this issue and local Welsh language speakers</p>
<p>How this is relevant to this matter at all is beyond me. Total rubbish.</p>
<p>You can't force people to learn your language</p>
<p>As very little Welsh is spoken in my area I doubt that the welsh language would be affected</p>
<p>Welsh is rarely spoken in my part (southern) of the county.</p>

Is this a serious question ? You might as well ask what effect increasing the Coucil Tax premium will have on the wearing of yellow socks or the breeding habits of parrots.
There are many Welsh speaking people who work in England but maintain a second home in Wales in order to allow their children to keep in touch with their roots and experience the Welsh culture. We are in that category and have maintained our second home for ourselves, children and grandchildren for over forty years.
There is hardly any use of the Welsh language in Powys.
People who own second homes in Wales often have a very specific interest and love for Wales, some may have family roots there and thus have a history in Wales; they show a great interest in the Welsh language and often take classes in Welsh.
Welsh is my first language. discouraging welsh speakers from living in Powys is obviously detrimental to the welsh language
AS STATED ABOVE YOU ARE DRIVING PEOPLE OUT OF WALES AND IN MY CASE A WELSHMAN OUT OF HIS OWN COUNTRY
It sends a negative message to visitors who have long term links to the area and the local culture and local people.
The Welsh language isn't much spoken in Powys and I can't see this would have any influence. Personally, as a regular visitor, I am interested in the language and have tried to learn a few words, find out about place names etc.
I'm one of the few people in the village who speaks Welsh.
This isn't an area of heavy Welsh speaking, although I am happy to try it when I can. Yn anfodus sai'n rhugel
peoplr who can speak welsh will carry on speaking in welsh this is aN IRRELEVANT question . i am welsh born,
Promoting the Welsh language is up to our schools and councils. To encourage families to live here, they need affordable and new built homes in the community as well as job opportunities.
in Powys I feel that the language is not supported as much as other areas in wales. and I do not feel would alter this in any way.
It cannot be minimised
Many people with "second homes" are originally from the local area (having to live elsewhere for employment and other reasons), they continue to contribute to local community both economically and culturally. Forcing these people out will only increase the influx of investors/retirees from the South East of England and other areas, having a detrimental effect on the local community and culture including language, not just the Welsh Language, local dialects too.
I would help the Welsh to learn a new language.
Often visitors are keen to engage with the local community and learn their language. Most full time residents in Powys do not speak Welsh and are too busy to learn.
I fail to see that this question has anything to do with this at all?
My lettings are all to English people with no knowledge of but interest in welch language. They buy language books etc. Less lettings less purchases
Most of Powys is English speaking
The Welsh language is beautiful but what has increasing the council tax got to do with it?
It will make no difference in the South and doubtful it will improve things in the North. The statistics show the number of people actually using Welsh falls each year despite higher levels of people able to talk Welsh due to Welsh language schools.
I am English, and in my experience I know more Welsh than most locals in Builth Wells. I am in favour of preserving the language at all costs. I don't think an increase would have any impact.
What an incredibly racist question! Wales relies on tourism.

<p>Don't antagonise the visitors any further. Hard enough to drive safely now Welsh language put first on road signs.</p>
<p>I have 3 neighbours who are Welsh speakers and just one youngster who goes to the Welsh school in Builth, but I haven't found much Welsh spoken in and around Brecon</p>
<p>People can choose to learn the Welsh Language</p>
<p>Cannot see any connection.</p>
<p>Powys is largely English speaking due to the proximity to the border with England so the likelihood is that that the new residents will be English speaking rather than Welsh or bilingual speakers. I appreciate that children are taught Welsh in school but the likely new comers will not be Welsh speakers. This could be minimised by encouraging the existing property owners to become more fluent in Welsh by not having to pay more council tax premium but to enrol and pay for welsh language courses, which would need to be evidenced so that such would not be liable to the suggested increased premium or pass a test as to their fluency.</p>
<p>I find these questions difficult to answer because our situation is fairly unique</p>
<p>No one local speaks Welsh. One or two people like us - from 'off- are the only people who bother with Welsh.</p>
<p>Locals who depend on tourism might have to move away to find work</p>
<p>What a ridiculous question. Second homes are owned by Welsh people as well as other nationalities. Increasing the cost of these homes will result in the selling of these properties for foreign villas that do not incur exploitation costs. At worst these properties will be left empty to rot.</p>
<p>My grandchildren are interested in learning Welsh, motivated by their visits to our family home</p>
<p>I am trying to learn the language and look forward to using it more in the near future, I sincerely believe all countries should cherish their national heritage, language is very important.</p>
<p>Given the local covid pandemic, houses could be sold, unlikely to local people. To be honest though, not much of Powys speaks welsh, I know very few welsh speakers - I spent 4 years learning welsh - useful for the pronunciation of place names but that is it I have no need to speak it otherwise. There are generation after generation who live in mid powys and don't speak welsh. Coming from a non-welsh speaking family I feel other parts of wales can be racist in their attitude towards me as a non-welsh speaker!</p>
<p>You really should be asking "why" for all answers and then asking additionally for any ideas! By not increasing it is the answer to the question you ask - because of the reduction it would otherwise have on the money we spend in the community which outweighs any gain.</p>
<p>I cannot think of any reason why it should have any effect on the Welsh language.</p>
<p>Fewer jobs and younger people in the area would reduce the numbers in schools resulting in fewer language training so, again, it is hard to see how this would promote the Welsh Language with less volumes of penetration in the next generation. Possibly more people may choose to return to Powys as their main residence which would increase those familiar with the Welsh Language but would in turn reduced the number of premium council tax revenues to Powys Council.</p>
<p>In the area where we have our house, most people speak English as their first language as it is very close to the border with England. I very much doubt it would have any effect</p>
<p>Nobody uses it round here anyway!</p>
<p>How can these two subjects be related to each other? I live in Wales. I speak Welsh. Are you assuming that all periodically occupied properties are from English people whom you appear to despise?</p>
<p>Does the owner of the periodically occupied property speak Welsh? Are they learning Welsh? Do they take part in Welsh speaking events?</p>

In our opinion it is not likely that empty properties (ex holiday homes) would be purchased by Welsh Language speakers especially as Powys is a prime tourist area.
several people that I know who own the holiday homes have or are learning Welsh.
In the 7 or 8 years that we have owned the property, we have heard the Welsh language spoken a handful of times in mid Wales, as most people in the local area are non-native Welsh. Also I would like to learn the language myself and our friends in the village, that are Welsh, help with pronunciation of place names - so learning already.
What a strange question. It suggests that by raising the tax second home owners might learn Welsh. How on earth do you work that out? I hazard a guess that second home owners would by and large have no interest whatsoever in the Welsh Language unless they were of a linguistic disposition. This question is frankly ludicrous and has no bearing whatsoever on the question of this punitive tax.
We are selling up. I learnt Welsh in school. I took my 11+ in Welsh. I can't see what impact any form of council tax would have on the Welsh language or even Klingon come to that.
This should not be portrayed as a language issue; it would be very divisive. I say this as a native of the county and as one who is very disposed towards the native tongue.
Less visitors less interest in the language
There is a danger that increasing the premium will reduce the finances of Powys C.C. due to a change of use to renting and consequent business rates. The Welsh language is flourishing and all efforts should be made to enhance this.
Most Welsh people seem to prefer to converse in English even when spoken to by periodic residents who have tried to learn to speak Welsh. Business people realise which side their bread is buttered on.
Quite a lot of second home owners are formerly resident in the area. How about only charging 200% to owners who don't have local/Welsh connections. All the second home owners I know personally are Welsh speaking.
My mother's father was Welsh, and his family spoke Welsh.
The choice of language will not depend on taxes.
Welsh families such as my own will be deterred from returning to mid-Wales. Welsh families may have to live outside Wales for any number of reasons, not limited to marriage, employment, proximity to children/relations and numerous other reasons beyond their control. The implication that people who periodically occupy their properties are outsiders or foreigners is fundamentally misplaced. My family has roots in the Llanbrynmair valley, which can be traced back to the middle of the 17th Century!
My husband is English, but is learning Welsh. That would stop if we left
As I said before, I am Welsh speaker, none of the local people speak the language.
The majority of the people the village don't speak Welsh .
I am not in a position to give an opinion as in 50 years I have never heard Welsh spoken in Crickhowell.
Powys is not primarily a Welsh speaking county
None whatsoever. The Welsh language was never at threat from people buying houses in parts of Wales where it isn't widely used. Stopping second homes is not going to suddenly boost peoples desire to speak Welsh. At any rate, I thought the suggestion was that it was starting to become more popular again? Or... are you suggesting now that these additional taxes are to fund the Welsh language now you are bored with low cost housing?
By offering courses in Welsh locally and at a discount
Our property is in a Welsh speaking area with a school using Welsh as its first language. I don't believe it will affect this. Only permanent residences moving into the area with children would possibly impinge on this. However they would be unlikely to move into a Welsh speaking school area if they wanted to avoid the Welsh language. Visitors would have no influence on this.

I would suggest that regular visitors with a property interest are far more likely to want to learn at least the basics of the language in order to support their chosen second community.
None at all
Welsh is not spoken by local people in our corner of Powys to our knowledge, although we realise it is spoken elsewhere in the county,
I do not know.
Interesting question. Could strengthen the existing welsh speaking communities. If the affordable homes within the settlements are affordable are acessible a next generation and the jobs are there to suport them.
How many holiday let owners are Welsh, let alone Welsh speakers? How many tourists are Welsh speakers?
Do you really imagine that increasing this tax can have any effect on the frequency of use, range of vocabulary, percentage of speakers, or any other aspect of the Welsh language?
The number of Welsh speakers in the part of Powys I know is low (and I fact most of the first language Welsh speakers are in fact not local).
Much has been done by those who have grown up In Wales to foster and develop the Welsh language. In the medium and long term this would be discouraged
My family have never spoken welsh even though they were raised there. The family history goes back to 1800's and before. When we have heard people speak Welsh in the area they have come from another area in Wales.
By discouraging Welsh people, esp. those born and bred in the area, from maintaining contact with "home county"
As a partial Welsh speaker, I use every opportunity I can to practice my Welsh when I am in Wales. In my experience, periodically occupied property owners in Wales, love the Welsh language for its heritage and musicality, as this is one of the things that attracted them to Wales in the first place.
do not stop people from living in wales some of whom will learn welsh
This is madness are you in a dream world! Do you want a ghetto this is discrimination. Be very careful.
Can't see how this has anything to do with the Welsh Language
It cannot be minimised. If the number of non-Welsh speakers is reduced in the area the number of Welsh learners will obviously reduce. Although I grew up in Wales in the 1940s and 1950s (when learning Welsh was frowned upon and not taught in school). We have been learning Welsh since owning this property.
Difficult to say - Welsh is no longer in common use in Brecon, where I was born and bred. But I learned Welsh as an adult (in the USA) and continue to learn, practise and use Welsh whenever I can. I am not an English incomer.
Absolutely none.
I think in some areas of Powys it should make it easier for communities where the Welsh language is predominant to survive and prosper. But I think it has to be seen as part of a wider range of measures.
Those who wish to speak the Welsh language would be unaffected by this ridiculous surcharge.
It would make no difference one way or the other since the question assumes that Welsh speakers would be able to move into/buy the POP's. I would be astonished were this to be the case and I would be interested to know what evidence you have to suggest otherwise. One regret that I have in relation to our own area is that there is no Welsh spoken by non POP owners.
Gweler uchod
Cael y gymuned I barchu traddodiadau ar iaith gymraeg Arddysgu pobol pwysigrwydd cadwr iaith enwedig y cyngorwydd a pobol sydd yn gweithio ir cyngor Gwneud siwr bod pobol lleol yn ymuno ai cyngor cymunedol pobol sydd yn deall diwylliant ,iaith ac hefyd anghenion ei cymunedau
Mae taclo'r broblem tai haf yn hanfodol er mwyn parhad yr iaith fel iaith cymunedol

B11: Please use this space to make any other comments you have concerning periodically occupied properties:

<p>Council Tax is not the cure to more affordable homes. You need jobs so people can consider buying a property. Within Powys there are a great range of homes at very different prices from cheap to expensive. Without providing jobs many people cannot get a mortgage.... this is what you need to do not pandering to the inaccurate nationalist argument that second homes are a problem. That is the symptom not the cause. There are exceptions to this in some pretty costal towns but that should not be the basis for an overarching policy. Many people make their second homes their primary home later on and contribute massively to Powys across many years. Powys should be looking outward not inwardly in a peevish sniping fashion. Be wary of people moving to business rates abc revenue dropping.</p>
<p>Some of the questions are poorly worded- you assume that increasing tax would have a negative effect.</p>
<p>As previously stated is a flat above a public house which is used by myself when the licensee (who does not live on site) is away or when need to be there to work early in the morning ie Sunday lunches or parties booked in. It is impossible to let the flat out as there is no separate access so would have to go through front door and through bar to gain access to the flat. I put it to you would you let out your attic space to rent with the person having access through your house? The answer would be no am I correct??</p>
<p>Need more regulation on Air B&B etc to ensure that local accommodation businesses are not effected. Increase second home council tax for any person who has a second home, irrelevant of Nationality. This is not a Welsh /English or Other. People should not own 2 homes, whilst others cannot purchase 1.</p>
<p>if the increase can be ring fenced towards the building of new starter homes for the local community, with the contract inclusion that they cant be sold to residents outwith the counties who border Powys.</p>
<p>Second home owners bring a lot to the rural community economy. But I do agree they should pay the same council tax as a home owner as they chose to own a second home and can afford it . This would then help in keeping our council better funded to support tourism and the economy</p>
<p>Limit second properties to mobile homes on managed sites. All built properties should only be for full occupancy</p>
<p>Excellent to see PCC looking into this and going out to consultation. I would urge PCC to take the brave decision.</p>
<p>The phrase 'periodically occupied properties' is too politically correct. Holiday home owners is more apt and understandable.</p>
<p>We have a 2nd property that we are trying to sell (due to change of circumstances), that has a right of way issue. We have had a few sales fall through because of this. The property has been empty for a couple of years during this period and we are paying the higher rate of tax. I wouldn't be happy to pay an even higher rate of tax. We are desperately trying to sell this property, but a PCC admin issue is preventing the property from Being sold. So we will be double penalised if the rate goes up.</p>
<p>The term periodically occupied is a misnomer in many ways, there could be valid reasons other than holiday homes on which this bias is based. I was a retiree who was returning with money to spend locally, being hit with a 50% hike, paying two authorities reduced my ability to spend my money locally. Thus from practical experience I can say less money went into the pockets of local business and therefore food for the mouths of the local community.</p>
<p>There is a shortage of housing in our town and I would prefer to see more permanent residents, people living and working in the town, rather than transitory tourists. Residents contribute much more to the local community than tourists, helping to knit together our social fabric.</p>

<p>There is literally nothing good about them! It's not just stuff like bus services, schools, village shops that suffer from the increase in holiday homes, it's the vital community spirit that is lost. We have 2 holiday homes in our row of 8 houses. This puts us very close to a tipping point where we won't have the critical mass to sustain a neighbourly and supportive community.</p>
<p>I feel local people are increasingly priced out of the market and there is an unsustainable requirement for rental properties because of this</p>
<p>dylid codi'r dreth 100% nid y 75%</p>
<p>I have lived in a countryside area of Powys all of my life over 70 yrs. it saddens me to see the big change in the countryside over time. The houses in the countryside had families living in them. There was a community spirit . Now too many of these houses stand empty for long periods while young people are unable to afford a home in the country.</p>
<p>It is ridiculous that these types of properties are not taxed at the maximum allowable, they destroy communities, destroy the Welsh language and destroy the ability for families to stay in the area. It is no wonder school pupil numbers in Powys are struggling, it has little to do with economic opportunity and growth and alot to do with people buying second homes in the area.</p>
<p>With 20% of homes in my village fitting this category, they are becoming a minor blight, a bit of a ghost village effect, reducing a cohesive sence of community. They push the average age up, and push property values beyond the reach of locals as wages locally have not kept pace with housing costs. It is hard to see what positives they bring to a community.</p>
<p>People who can afford second homes can afford higher council tax. A higher premium of council tax would go some way to reduce the negative impact of not having the property permanently lived in and may also deter some from buying second homes so more houses would be available to powys residents. Those wishing to visit wales can support our tourism by staying in our hotels or holiday cottages.</p>
<p>I am homeless and have been unable to find a property to rent in Powys for over six months. There is an urgent need for more housing here, and discouraging people from having second homes in this area is a positive step for that.</p>
<p>Any loopholes should be resolved so council tax is the ONLY tax on all houses. Houses should never be classified as businesses.</p>
<p>It is a shame the premium is capped at 100%, councils should lobby for additional revenue raising powers. Also, need to weed out the properties that are registered as businesses e.t.c.</p>
<p>I can only speak for myself and my family who have had a, second home for 56 years, i was part raised in Powys and my children were part raised in Powys. My Partner is Welsh, was taught Welsh, speaks welsh and owns his own home. Looking to raise council tax when due to Covid and lockdown we have been unable to travel to our second home is quite unacceptable and quite frankly extremely unfair. My partners house has 10 rooms and i have a cottage 2 up 2 down. I already pay double what he pays. Is that fair?? If that money was used to build sustainable housing for first time local welsh buyers that would be a different matter.</p>
<p>Unless Powys CC supports living wage employers, provides sustainable affordable housing for locals within the appropriate locality, increasing council tax will not make any difference. Taxing of a second home based on a % of the house price may deter lower end price house sales.</p>
<p>The 2 properties in my road have the worse gardens & weeds, the one bungalow which has not have anyone staying there for at least a year, now has weeds & shrubbery growing onto the pavement , Blocking the drains & all over the block paving. Can the council instruct the owners to put their garden into a tidy manageable way. ???My other argument is, these owners are not occupying these properties, when there are people in Machynlleth desperate to find somewhere to live'.</p>
<p>Stop being so insular and unwelcoming to outsiders. It just makes us look small and petty to outsiders. Start treating holiday makers as welcome guests and not people with too much money taking</p>

<p>advantage of poor locals. Stop listening to small minded locals blaming their plight on 'outsiders. In summary, get real.</p>
<p>There are plenty of alternative accommodation options for visitors.</p>
<p>It is important to balance the economic benefits of tourism with the negative impact of people buying houses to let for holiday makers. Temporary holiday makers may have some benefit to the economy but people who have second homes and only occupy them for short times with no involvement with the community or the language has a negative impact. If increasing the council tax it is possible that this will mean that the very well off continue to purchase second homes</p>
<p>Please do this- we are all sick of this situatuon which feels very unfair</p>
<p>This is an important step for Powys County Council and I hope the consultation gives the needed clarity on the issue.</p>
<p>YOU THE PEOPLE THAT IMPLEMENT THESE INCREASES HAVE NO THOUGHT FOR PEOPLE THAT ARE TRYING TO REPAIR AND REBUILD THESE RUN DOWN PROPERTIES THEY ARE TRYING TO GET FUNDING ARE NOT GIVEN ASSISTANCE BECAUSE THEY HAVE NOT MET LOAN CRITERIA ..BY INCREASING THESE HIGH FEES YOU ARE NOT HELPING THE GENUINE PEOPLE THAT WANT TO USE THESE EMPTY PROPERTIES TO LIVE IN IN THEIR COMMUNITY WHO EVER BRINGS THESE STUPID IMPLMENTATIONS IN ARE OUT OF TOUCH WITH THE GENUINE PEOPLE OF WALES AS WHOLE MORE TIME IS USED TO DRAG AS MUCH MONIES AND HARDSHIP OUT OF HARD WORKING PEOPLE THINK PEOPLE WHAT YOU ARE DOING</p>
<p>Allowing non permanent residency of homes makes house buying unattainable for those who wish to buy one home only. It encourages people to have the mentality that areas of beauty are there purely for their pleasure and colonisation with holiday housing. Tourism is environmentally damaging, overwhelms the area which makes life horrible for locals and is an industry which pays low wages. Permanent jobs are more sustaining for local economy.</p>
<p>Owners of such properties who decide to sell will find no shortage of buyers who wish to move to rural Wales because of the pandemic. Prices of such houses will rocket and will not help the local population who wish to own their own home.</p>
<p>My husband is a GP in Powys. I work in health support in Powys too. During lockdown many second home owners have flooded into this area, expecting to 'shelter' outside of their own areas. Some came illegally during lockdowns. Not only does this increase transmission rates, but it places an impossible burden on local health services. Health service workers in Powys are convinced that periodically occupied properties are creating huge problems for rural health service provision. These owners contribute nothing to the health service, but are a burden that could create chaos and lead to deaths.</p>
<p>I don't think 100% is enough to be honest. If the aim is to deter the practice then make it impossible</p>
<p>Make it more attractive for these properties to enter the local rental market at affordable rents for lical people.</p>
<p>Leave alone. This is tribal mentality. If the properties drained local services then I would understand an increased cost but they don't. This is quite simply unfair. I don't have a a 2nd home and nor will I ever be likely to. It's a matter of simple fairness and this is wrong.</p>
<p>Care needs to be considered due to Covid where holiday lets who currently hit the ceiling for bookings and as a consequence risk to falling into Council tax and a 100% premium . Given the holiday let businesses have been dramatically affected due to Covid there can be no risk in penalising them further for not being able to meet the No nights let out.</p>
<p>Please dontvraise council tax on holiday, second homes. Many people who buy these homes seek a peaceful and scenic relaxing getaway. Dont penalise people who bring money into the local economy, pubs shops, hospitality sectors etc</p>
<p>We need much more affordable housing to aid young families and first time buyers. Making more affordable housing available will benefit not only so many lives but give a huge MUCH NEEDED boost to the Welsh language, identity and culture.</p>

<p>More housing will mean more business and job prospects which will boost the economy, enabling people to have more money in their pockets to spend locally.</p> <p>If you're concerned about supporting the tourism industry in Powys, people are still going to come here, we live in a beautiful part of the world, filled with natural beauty and history, there are B&Bs, hotels, caravan parks and campsites across the county, if anything it will boost our hospitality industry here in Powys.</p> <p>The most important factors are people's well-being and celebrating and keeping our language and heritage from eroding into history.</p>
<p>Go for it Powys. Best idea for ages.</p>
<p>in the 1960s I lived in a derelict in Cardiganshire. We passed 14 empty holiday homes on the way to work, and it hurt, especially when a would-be buyer of our rented place came looking for a holiday home to buy. So many scenic villages all over the world are getting the local populace (incomers included) priced out and moved on so that the richer can expand their empires, and it destroys the whole area.</p>
<p>Again, nobody should have two homes when some folks have none.</p>
<p>I live in a hamlet of six homes four of those are holiday homes. One is a shambles, one has not been lived in for three years, one I believe has not paid any council tax as it's left partially unfurnished and only one is occupied regularly and they do not move from the property so spend no money in the local community</p>
<p>I can see no benefit whatsoever from an increase of council tax to periodically occupied properties. As mentioned in my above comments I can only see negatives, with the current COVID-19 situation I believe Powys County Council should be looking to help residents, even if periodically, financially rather than punish further.</p> <p>This action will have no positive impact on the local housing situation, there are plenty of properties available on the market for most local buyers, (in normal times, COVID-19 aside) this will only deter new people locating to the area and/or holidaying in the area.</p> <p>If a family want to buy a second home in Powys, and come here to spend money in the local community on their holidays, then we should be embracing that, rather than penalising. These potential customers of local Powys businesses will simply look to other areas to purchase a second home.</p>
<p>The more you think about the issue the more you realise that there is need for a detailed assessment of exactly where we're at in Powys and what measures we need to take to ensure that the percentage of second / holiday homes does not get out of control. This is obviously linked to rural depopulation and in many areas in North Powys, the future of the Welsh language. Increasing the council tax is a measure I would support but it is only part of the solution.</p>
<p>Promotion of the Welsh language is important, especially in Powys where rates are low. Periodically occupied properties reduces the accessibility of housing for people who want to live here and learn/speak Welsh.</p>
<p>I am not clear what the driver for this proposal is. Is it affordable housing, or financial shortfalls? Either way, undermining an important segment of your tourism sector seems a very flawed way of addressing either issue</p> <p>I would have liked to have seen a full analysis of the issue before you even started this process. Is there such a report?</p>
<p>"Second" homes or whatever you want to call them have always been a problem in Wales and owners who do not contribute to the wellbeing of the local communities should be "encouraged" to do so (ie. penalised)</p>
<p>We need your help to keep these figures low esp on holiday let's. I have not been able to hit the let day target all because of COVID. My cottage outgoings, strongly outweigh the incomings and now we're in another lockdown so no income. This is a new let of my old home started this year. Very worried.</p>

Increasing the tax would be a positive way of maintaining the balance of the housing stock and increase council revenue.
Whilst recognising the contribution to the economy, these properties play no part in the long-term sustainability of schools/ communities - families are "priced" out of the market.
Property opposite now gone to a company that lets out for holidays. At the moment dodgy ad still letting people come - even in lockdowns. OUT OF ORDER
Considering that these proposed changes do not even address the number of holiday let businesses I think there would be very little or no negative impact for our area. It seems that so many properties sold are then turned into holiday homes rather than long term lets and often these are the smaller properties that would be perfect for young people looking for their first home. Increasingly the marketing of properties is geared toward those looking for second homes and of course this drives the prices up and makes the area inaccessible for so many. I think an increase in council tax rates is a great first step but do believe our area may also need to look at further measure such as limiting the percentage of homes that can be unoccupied/holiday homes/holiday lets (as in other rural tourist destinations).
It's a vert strange questionnaire that only allows you to comment if you have answered negative. Bendigedig !
There's to many second homes and holiday let's in and round Hay-on-Wye, there's over 300 in the area and that's 300 homes that local people could live in, instead they have to rely on the council to house them or live with there parent's, young people got no hope of buying a house in hay these days and the new houses they do build are all valued over three hundred thousand pounds, it's a joke, I no loads of friends and family that have had to move away cause they can't afford to live here, I have a baby and he has no hope of getting a house in hay, there all be air bnbs and second homes by the time he's 18, and the council are making no effort to build more houses so the next generation are going to be screw in every way possible, the pen pushers at the council need to get a grip and do something instead of being selfish and thinking about themselves
Use this money to combat homelessness in the short term. Long term, Powys should be more sustainable and not reliant on tourism for an income. Better to invest in local initiatives which provide a consistent income and economic growth over a longer period. A focus on housing and tourism is all very well but it does not help the local community at large, just business owners in the hospitality and leisure sector over the summer. Better to have attract several manufacturing/ight industrial employers to the area and improve local services such as sustainable transport links.
I would like to see only a certain percentage of houses for second homes
I think if the council tax was increased people may be more inclined to rent it out which is much more beneficial to those wanting to live locally. It would also boost economy in the area as the houses are more likely to be occupied on a regular basis meaning the residents would be shopping in and around the local area.
just waste
Holiday lets bring people to powys to spend money with our local business...I creasing tax will make holiday letting u viable.. its difficult enough now with covid situation
Just tax them as much as you can - it won't impact their increasing numbers but you will at least get some extra cash.
Council Tax was never intended to be a means of penalising people just because they owned more than one property. It was intended as a fair charge based on property rateable values to cover the provision of local services. Second home owners who have been paying the full Council tax for many years have already been contributing considerable amounts for services from which they do not benefit. It is totally unfair to levy any surcharges on second homes. Furthermore, many people who own second homes in Powys have been prevented from accessing their properties during periods of lockdown. Will they get a refund?!

I think if you can afford a holiday home then the amount of council tax you pay will make little difference. A few may sell but not necessarily to local residents. It would slightly increase income to Powys Council but not make a huge difference as it wouldn't be fed back locally in a significant way.

I wish you would revisit this later, NOT during a year that has been so catastrophic, financially, emotionally, physically, and psychologically. Give us a chance to catch our breath, please.

The residents council tax is outrageously high given the services in return from powys.
A small increase in visitor c/tax might be acceptable to them but not a large one. don't throw the baby out with the bath water.
Efficiency drive, much less fruitless "consultation" spends on pet projects and more sensible decisions are required from this council. forget cycle lanes and other urban ideas and get on with the basics a council should. EG - a doctors surgery that is open and accessible, less fluffy mindfulness wastage - more thinking about real issues, less feeling and wastage on social media PR nonsense, yoga and yoghurt knitting classes paid for by residents!

It is very simple economics: if you increase the cost of providing a service, you will lower the demand for that service. If you raise the Premium, you will hurt the tourism industry in Powys. DO NOT DO IT.

Your focus on increasing costs, without looking at the 'value' your services offer consumers is very out-of-touch. All you grasp for are the 'supply-side. input cost' levers with no thought given to 'demand-side, outcomes delivered'
Your approach to planning applications is the 'dog that isn't barking' in all the words about affordable housing. It's a simple balance of supply & demand, but one you choose to ignore. Why?

We have been contributing our council Tax during lockdowns with no rebate.
The timing of an increase is really bad. It doesn't make me want to contribute to Powys at all

As you can see from my answers above, it is not clear to me what Powys Council is trying to achieve by increasing the CT premium. If it is simply to increase overall revenue then so be it as a blunt instrument. If on the other hand it is to reduce the level of second home ownership in order to improve the local economy then it is hard to see how it could succeed without parallel and more significant actions relative to the housing market. It would presumably be perfectly feasible to introduce an additional sales tax on house sales that would only apply to buyers from outside the community that was trying to be protected - but would that community be 'Powys', or 'Wales' or even 'Wales and the South West of England'? This is a UK issue, not just a Powys or Welsh one, and it needs a country wide approach to tackle it.
In the meantime it remains somewhat galling for those of us who wish to live in the land of our ancestry, but who still have family and charitable responsibilities that require us to spend time in places other than Powys, to be constantly chided for wanting to do so. The fact is that by doing so we not only contribute significantly to the local community and economy but also make reduced demands on the council services for which we are paying a premium. Is that actually fair?

I take my circumstances as the basis of my answers. It is my plan to open this house to a long term tenant in the not too distant future. I presume this future tenant will be taken from the existing community, so the impact in my case will be minimal as not necessarily bringing new people to the area!

As you can see I am probably an outlier in terms of holiday home ownership. I inherited the property in 2002 when my mother passed away and I just decided not to sell it. I work in the pharmaceuticals sector, and I considered this to be precarious, so I kept it on as a "bolt hole" incase things went wrong (19 years on, unexpectedly, I still have the same job). Sadly, there is no similar employment in the area. I still have family in the area and I qualify as "local" to most long-term residents. I updated the property in 2010 to bring it up to modern standards at my own expense as I am clear that I want to retire there. I stress these points because "periodically occupied homes" to most people means a second home/holiday home. To me that place is my primary home - it is just for local government administrative purposes it has to be classed as holiday home.
In my own case I spend in local businesses when I am there (2 Sennybridge Pubs, 1 Trecastle hotel/restaurant)

All attractive country areas in Europe have the same problem; declining traditional agricultural work-force resulting in vacant properties which are attractive to those wishing to use the countryside for outdoor activities and for relaxation. With the burgeoning need for less intensive agriculture Powys should be re-shaping itself as a welcoming place for visitors who want to enjoy the beauty and interest of its history, buildings and countryside. Policy should focus on this rather than on punitive taxes in a misguided effort to sustain in isolation already dwindling rural populations

There are other revenue streams available rather than targeting holiday/letting homes. An increase in bills will only mean less available holiday accommodation resulting in a reduced tourist trade for Powys.

The major source of funding for Powys CC is the national government in the Senedd not this small element of council tax. I would like to see all our elected politicians in the County take a much more robust stance with the national government on increased funding for Powys CC which is nearly half the land area of the country and is the jewel in the crown of Welsh tourism.

Our property is way off the beaten track, not suitable for holiday let, or permanent housing. Up a very poor forestry track. It would be empty if not sustained by us. We use very few local services - no mains water or sewage supply. No use of education services. We do use the roads.

And for that we pay double the Council Tax I pay on my house in Coventry.

We have been paying Council Tax to Powys for fifty years now!

PLEASE DON'T PUT IT UP ANY FURTHER.

The area relies mainly on only two industries: agriculture and tourism. Imposing a Council Tax premium on periodically occupied properties, which in the main are those available for tourists to rent, inevitably reduces the number of such properties available. This will therefore impact on the number of tourists visiting the area, and have adverse economic consequences for the area.

Overall I think it is a very bad idea. Our other house where we live is in an expensive part of Surrey where council taxes are high but only two thirds of what I pay Powys but I get much more from my local council. We have never got anything by way of grants or assistance from Powys for the upkeep of our listed property, and I feel extremely aggrieved that this increase should even be considered. However I'm sure the powers that be within Powys will ensure that your 25% increase will go through.

I can see that Wales is struggling for affordable housing but sampling taxing second homes is not the answer.

If the infrastructure isn't there then it's not there. People who can only afford affordable housing need to be close to work areas and have affordable transport costs. They need access to affordable grocery shopping and health services

In the village my cottage is there isn't a food shop, the closest affordable supermarket is 20 miles away, and there are no frequent buses, perfect for my breaks away to unwind but a nightmare if I lived there full time

I don't have a holiday home. This house is empty following a death and is up for sale.

Owners use the facilities ie shops and leisure centres and generally support local events but it seems that we are no longer welcome.

Powys appears to get a good deal on using legislation to surcharge owners of periodically occupied properties. Owners pay more for Local Authority services, yet use them far less, ie waste collection (many take their black sack waste home with them due to the 3week collection cycle), no use of education/social care and other Tier One services.

Why not give local community/town/parish councils more of a cut from the council tax surcharge?

After all those cllrs representing these highly localised communities are often asked to intervene on parking, use of footpaths and footfall in other areas. They could certainly do with more funding in order to mitigate any of the additional inconvenience to local communities from holiday lets and extra traffic/parking.

As above. I think you need to be careful with why people have a periodically occupied property as not everyone is in a position to absorb large increases in bills. Some people genuinely live between two

homes and often these are people on modest incomes who may be doing this for work or caring responsibility reasons. Not all of these 'holiday homes' are rented out. And some may just have stayed empty even longer... as I said, mine was empty for 7 years before I bought it and it had been on the market that long. Its condition was starting to impact on my neighbours houses as well as the 'look' of the area. My home will eventually be a nice warm home but at present I am working on the structural side of things to keep the building in good condition and also for the sake of the whole terrace. It cannot be rented out and provide an income even if I didn't want to come home at the weekend, which with CoVid I've not been able to do as I've been stuck in RCT for most of this year and not able to travel to my home

Perhaps the way to do things is to find out what homes are actually being used as businesses, so holiday rentals/AirBnB etc and impose a separate tax local tax on those.

We respectfully suggest that the middle of a pandemic is the wrong time to consider these properties as a convenient "milch cow" for reasons which might seem entirely political as well as a touch racist since our observation is that many properties are owned for totally legitimate reasons by English families, many of whom eventually decide to retire to Powys. This is no way to treat fellow citizens of the UK.

Taxation does of course have its place but you are risking the law of "diminishing returns" setting in by moving the goal-posts for a second time.

I believe periodically occupied properties are an easy target when it comes to raising revenue. It is a misconception that there is not a negative impact on this policy.

The majority of local authorities in the UK have not adopted this policy due to the negative impact. Perhaps Powys councillors and employees are more enlightened than their counterparts within the majority of local authorities throughout UK!

Powys is huge area. Crickhowell where I am is very different from e.g. Welshpool. Increasing the premium - when partial occupiers generally use fewer Council services (not requiring education, child and adult social care etc.) - risks penalising those people who are willing to invest in the community, and spend time and money there, while ending relatively little from the Council in return. Doubling the premium cannot be justified if there is no business case to show that it will result overall in a benefit to the local economy - and not just to the Council tax revenue in isolation from the implications.

We have always agreed with the principle of a surcharge for second homes, and we welcome the opportunity to so contribute to the funding of local facilities in the county we most love to be. However, politically motivated drives to keep second-home owners out of Powys should be resisted. We believe that the current crude 50% surcharge should in fact be modified: for example, second home-owners who retain their property for a continuous period of greater than perhaps 7 years, who will by then have paid around £10 000 into Powys coffers in SURCHARGE ALONE, should have their surcharge REDUCED to encourage them to remain within the community.

Now retired i would not be able to afford this property and lose my dream of owning a property in the area of choice.

We are retired and have put our life savings into this property which was empty for some months prior to our purchase

We intend using it as often as physically possible to be nearer to family and friends.

We have every intention of using local shops and businesses for our needs

Please see us as friends not foe. We want to help Powys thrive, to help it find sustainable ways of protecting the landscape, to be involved. Encourage those of us who want to be there to stay by not lumping second home owners into one homogeneous group. Help us stay and be involved. Offer us other ways of contributing e.g. by volunteering with local schemes rather than by raising council tax premiums to a punitive level. Think of ways to help us to work with you to sustain Powys. Don't drive us away.

I am Welsh and I belong to the village over many decades . I have always maintained contact through family (grandparents and uncle) living there until 1991 and since then have taken over responsibility

for Prys, our cottage, which we visit on a regular basis every month - Covid allowing. We spend a lot of money paying people to maintain our property and also in buying locally when we are there each month - both supporting the local economy . I do not know if there is any way you can distinguish between Welsh people who have inherited their property rather than other people who have bought into the locality . I think there is a good chance you are going to alienate people with a council tax rise as we are minimal users of the services you provide and are beginning to feel we are not wanted. I realise this issues has a higher impact in certain parts of Wales, but in our village I think the impact is minimal.

The surcharge on periodically occupied properties is punitive. We are already paying nearly as much in council tax for a three bedroom terraced house in Powys as we do for a five bedroom detached house in Gloucestershire. This is not a level playing field as not all areas of the UK make a surcharge on second homes. In addition, because of the pandemic, we have not been offered any sort of refund for being banned from visiting. Second home owners use very few of the Council's services (eg. education, waste services, police etc.) over the course of a year so it could be argued that you get a much better return from us. The current surcharge is excessive and should be withdrawn. I am not sure why the survey asks how we think any impacts can be minimised when we already believe it has had a deleterious effect in driving people away. It is up to the Council to decide how to do so in circumstances which could have a very damaging impact on the local economy, especially in rural areas. Powys desperately needs to encourage people to come in to the area.

My family have owned this cottage I use for nearly forty years we used to buy off local farmers/shops/pubs/DIY stores. But since council tax premium came in I have not used local services as much and bring enough supplies with me. I do understand about the need for homes for young people to get on property ladder , I have two daughters but they would not live at cottage as we are isolated 17 miles from nearest town . If council tax goes up again I would look at letting so it covers my bills and pay business rates instead.

Homes remain unsold for years. There is no great demand for properties in the areas generally affected by the extra tax on periodically used homes. Increasing the tax will ultimately result by homes being abandoned and falling derelict. Don't let your greed and the politics of envy destroy an already fragile situation.

People who have periodically occupied properties rarely consume all of the services available yet are paying a premium. Logically this makes no sense, the tax should actually be less than 100%. The current 150% threshold means that the council is financially much better off which is already a significant positive for the council. An increase from the current 150% would undoubtedly make many people reconsider their options. There is no reasonable justification for any increase.

My feeling is that much more in the way of affordable housing is needed but that needs to result from affordable housing that's designated as such. I assume the extra Council Tax that second home owners have to pay is thought to deter them but I'd be doubtful that that is the case. In addition, second home owners such as myself pay the extra but use very little in the way of services that the Council Tax includes. I'm all in favour of affordable housing but perhaps the regulations/law needs to be much more stringent about it in new developments. The logic seems to be that to penalise the second home owners will result in more affordable housing being available but I can't see how that could possibly be the case.

The current council tax is unacceptably high and is my largest bill apart from my mortgage - this is not fair. I do not use all the services but use the local shops, attractions, eateries and tradesmen when at the property. Please do not raise the council tax as it would be come even more unaffordable than it is already.

This property has been in my family for in Xs 55 years. It had been renovated and re roofed using local labour force. We love to visit it for the peace, fresh air and exercise and to be fully self catering and

<p>independent. We try to shop locally when we come.</p> <p>It is a Home from home. If council tax were to increase even further we would not be able to afford the luxury. This would be detrimental to my mental health, having previously suffered 2 breakdowns with long term depression.</p>
<p>While I understand the reasoning behind charging a 50% premium on periodically occupied properties I think it would be unfair to raise this premium any higher. Whenever we are in residence we make use of many of the local facilities and cultural activities when we are able. We have worked hard all our lives to be in a position to keep my father's small flat as a second home after he died and feel we should not be penalised with a higher premium.</p>
<p>Having owned our property for 20 years, and contributed to the economy in all ways I consider it a great pity that we would be forced to sell.</p>
<p>Being of Welsh descent and having owned the property for many years any further increase we believe would be unjust.</p> <p>Wales is the only country in the UK to levy this ever increasing Premium.</p>
<p>These properties make a substantial contribution to the local economy and in my case, the property is unlikely to be ever bought by anyone local as it is so very inaccessible by any vehicle and in winter I am often snowed in!!</p>
<p>I think there should be scope for exceptional circumstances. We feel it is unfair to penalise owners of unique, heritage properties such as ours.</p> <p>The traditional stone built farmhouse is inaccessible for 4 months of the year. It has no electricity, no central heating, no mains water, no mains sewerage, no road access, no telephone/mobile reception and is one mile from the nearest council maintained road. It is only accessible in dry conditions, via farming tracks, with an agricultural 4x4 vehicle.</p> <p>It is therefore not suitable for long term letting, holiday let or council assisted accommodation. It would fall well below any current letting laws and, due to the access, a challenge for any owner to bring up to standard. It is a traditional Welsh solid stone farm house that would be a ruin now if we had not kept it weather tight over the past 40+ years.</p> <p>In fact when my parents bought it it was exempt from council tax due to its location and amenities which remain unchanged.</p> <p>With regards to being a benefit to the community we are one of the original, longest remaining families (4 generations) in the hamlet and are treated as part of the community. We periodically employ local tradesmen/farmers who are aware of the unique challenges of maintaining our house. We take part in community events.</p> <p>I appreciate this is a unique circumstance, it would be very welcome if exceptional circumstances like this could have an exemption.</p>
<p>I think council tax is very high as we are not always there to use services eg often not there on main bin day and take rubbish back to our main residence in Cardiff</p>
<p>We are already penalised and required to pay 150% council tax. If this increases any further, we will have no option other than to seriously reconsider our second home in Wales</p> <p>Therefore all revenue which we already do provide the council with, will, if we sell, be lost.</p>
<p>It breaks my heart to be forced to sell my property which I have loved and cherished for many years and possibly lose contact with all my friends in the area.</p>
<p>I grew up in the farm house you refer to as a periodically occupied property. I cared for my parents in that house when they grew frail and as their only child I have inherited it. I am integrated in, and contribute to, the local community (I went to school with many of them) and I try to spend as much money as I possibly can supporting local businesses. I am the 4th generation of my family to own the farm house and it is my intention to live in it full time when I retire. I cannot spend all of my time there at the moment, I have a senior leadership role in biomedical research at a university in England and although I can increasingly do a lot of my work remotely (and have done so over the last 10 or so years) I do have to spend blocks of time at the university, typically term time. So, with the death this</p>

summer of my mother I now have sole responsibility for 2 houses and divide my time between them - the farmhouse in Powys is my home, but at the moment it is not designated as my primary residence (in fairness probate hasn't been granted yet). I understand the arguments for the 50% extra council tax but it would be nice to feel that my circumstances are appreciated, I'm not some fly-by-night outsider, I'm a member of the community albeit one whose specialist work means I have to spend time elsewhere. Please don't think that all "second home" owners are "outsiders", I care very much about my home in Powys and the community I grew up in.

All charges need to be fair and realistic and taking the premium over 50 % which is already high is likely to be more damaging than good for reasons as above

We have had a hard year as the joint owner of a house in Powys. We have not been able to use it for much of the year and have still had to pay Council Tax. We are very light users of local services anyway.

I will be furious if this goes ahead and will not be able to afford to keep my property for the enjoyment of friends and family. I was hoping my grandchildren would get to enjoy my bit of Wales. Please don't be greedy about this and try and think of other ways to generate necessary income. I have had my property for nearly forty years and have spent many happy times there. Indeed it has always been a part of my children's life as they have been growing up.

Why increase the tax where most of these properties are in country. No street lighting, single track roads becoming in bad state of repair. We clean out the council drains that no council worker ever seems to come to inspect. You don't see people in towns doing this task. So already the country side properties are not getting a fair spread of their council tax, never mind a higher premium.

I have not been asked for my address or postcode yet. Welsh Government and National Assembly consultations have shown that large numbers of people from as far afield as the USA can answer and adversely impact consultation responses and asking for an address helps minimise the risk of respondents falsely claiming they are Powys residents.

In my particular case the property has neither mains water nor mains drainage and our only direct cost to the local authority is the emptying of the dustbins. The village has no street lights or pavements. Therefore I believe that I make a very positive contribution to the local economy with the existing Council Tax premium and the money I spend in Powys.

There's an assumption 2nd homes are removing cheaper housing stock from residents. Residents don't always want to live in the same place as people buy second homes because there aren't the jobs. Those houses might then be empty.

Council tax is being charged for services that are not used with 2nd homes.

2nd home is 0% council tax in England.

I feel it is unfair in Powys. I would not have bought a second home in Powys had I realised.

The council should not interfere and manipulate the housing market with council tax. It should definitely not go up but should come down.

I understand concern over properties that are currently used as second homes although this year I have been unable to use it since the start of lockdown yet still have had to pay the premium in addition to the normal council tax whilst not being able to avail myself of all the services that my council tax pays for.

While I understand the pressures on the Council to increase revenues and to address issues of periodic occupation this is not the way to do it. The amount of additional revenue raised is liable to be small as some owners would simply convert to holiday lets and so take their properties out of council tax altogether. The owners most penalised will be those like ourselves who use the properties very regularly and so are not willing to do that - out of all second home owners you will actually be penalising those owners who have the most involvement with the local community and make the most economic contribution. This is an issue which needs to be addressed primarily through planning and housing policy. In general it needs to be easier to construct affordable housing and then monitor it post-construction in a manner that prevents it becoming holiday lets. It also needs to be a little easier to construct affordable housing within smaller villages such as ours, many of which are

<p>misleadingly designated by planning policies (especially in the National Park) as open countryside. Planning policy in general attempts to impose a fundamentally English settlement pattern where people are corralled into nucleated settlements. This is a pattern alien to Wales which was imposed on the country by Saxon and Norman invaders. Historically settlement patterns in Wales have been far more scattered without such a clear distinction between village and countryside and planning policy in Wales should reflect this this significant national characteristic. I am not suggesting unlimited development in the countryside, but there are many opportunities for sympathetic development. My research has uncovered dozens of former house sites in our local area. There are also many abandoned or semi-abandoned agricultural buildings - these should be a precious resource, but current policy, especially within the Park, discourages their development to such an extent that many are simply falling down.</p>
<p>Periodically occupied properties result from many reasons (mine is due to inheritance and hence the property has been in the family since 1990). Many people choose to have a property in Powys and a property in a city. This means they spend money in both and encourage their friends and relatives to visit and spend money in both. By penalising such owners you run the risk of alienating them and possibly encouraging them to buy properties in other areas. They should not be seen as a source of easily accessible additional revenue, but a welcome and useful part of the community who are likely to spend lots of money locally.</p>
<p>By-and-large second homes are properties that are mid-priced or greater. Hence by definition they are not "affordable homes". Encouraging second home owners to sell up by increasing the supplement to 75% will do little to address the issue of affordable housing whereas the 'tax take' may well go down, turning a win-win situation as presently exists into a lose-lose situation.</p>
<p>I would like to just say that not everyone who has a second home is very wealthy and does not care about the local community that their second home is in. I am definitely not wealthy, I love my home and the community that it is in. I visit my second home as much as possible. If I could I would live in my 'second' home, (as it was my 'home') but unfortunately that is not currently possible.</p>
<p>I found the questions obtuse and hard to answer. Strange you only want comments when Negative chosen. Might produce more insight if Positive and Neutral views were explained. More information is needed as to what % of suitable housing is periodically-occupied and where these houses are situated.</p>
<p>Our property has been in our family since the 1960's and we would find it a huge wrench to have to leave as we really cannot afford any further raises in council tax. This may apply to may others too. Please do not assume that all owners of second homes are wealthy. However, they do contribute to the local economy when they are staying there. Do not assume that second home owners are unwelcome in the locality. We find our local welsh friends always warm and hospitable I believe these sentiments would apply to many people who have second homes</p>
<p>I have strong connections to Wales and have been coming to the property for about 45 years.This means I have supported local tradesmen and shops. I do not see how,if I decide to sell, the property would automatically become affordable housing for local people.Would the sale price be affordable by local people or might ownership simply pass to another incomer willing to pay the increased Council Tax?</p>
<p>Feel like we are being penalised if the council tax was to be increased as whilst our house is not currently our main residence we do however keep up all maintenance and upkeep of the property and we get totally involved in the community of powys and surrounding areas and also bring tourists to the area all through the year .</p>
<p>Periodically occupied properties put very little pressure on the council services and they bring tourists who spend money to the area. They employ local people to help run them and trades who maintain them. It is discriminatory to set the premium so high.</p>

<p>This policy is ill thought out in this area, this is not an area like Cornwall where locals are excluded due to Holidays properties, this is an area where the holiday properties help to support the local economy and keep a good proportion of young people local if the council continues with this policy it will kill of tourism in the area and make it poorer.</p>
<p>The total running costs of my second home are in excess of those for my main residence, mainly due to the Council Tax and lack a Single persons discount for this charge. A further increase would make running this home uneconomic. My usage of Powys Council services virtually is zero.</p>
<p>We are retired and will find such an increase hard to pay.</p>
<p>I don't believe my owning a separate property in your county rather my own county has any detrimental effects on the local population. Any effect is either neutral or positive I don't make any negative impact on your county. You make a significant impact on my life and my property and my friends because of your attitude relating to council tax and the iniquitous premium you impose</p>
<p>Nothing more to say. Wales needs to be open to people from all places, regardless of where they are born. That is never a good way to judge.</p>
<p>My family love going to the cottage and the grandchildren thoroughly enjoy being in the country surrounded by sheep and cows! I was brought up on a farm and I wanted my children and my grandchildren to have that experience too! This year my eldest son and his children lived there for over 5 months and now they are living permanently near Aberdovey!! They go to school there and speak Welsh!</p>
<p>This is a ridiculous proposal. It smacks of a nationalist approach.</p>
<p>As a result of the corona virus second home owners have been unable to visit as often as they would have wished. So we have paid a great deal for facilities that we have not used. It would be unfair to bring this increase in now. I had considered asking for a refund, if necessary pursuing that in the courts but I decided against it because of my respect for the Welsh people and love of Wales. I do think that this is very divisive. At the moment we benefit each other financially and culturally. Where our second is flourishing economically. I would be delighted if more Welsh people acquired second properties in England.</p>
<p>This is a house we will live in once we're retired, we visit to make sure that the building is maintained to a good standard, we use local builders merchants, we use local shops and vets, fuel, plumbers for any work that's needed, charging an extra 50% is outrageous, the place was neglected before we bought it as it had been on the market for 3yrs, I think you're money grabbing.</p>
<p>its just a way of getting more money for the council, I can think of more ways by increasing the budget and saving money. ie welshpool library and the list goes on,</p>
<p>properties used as second homes could have an increase because if they can afford second homes they can afford extra rates, but holiday lets should be encouraged as they help local communities so much</p>
<p>As I have said, I and my family are deeply attached to the house, the locality and our friends and neighbours. We value our ability to visit as much as we can and have been very sad at not having been able to do so as frequently as usual since the pandemic.</p>
<p>Most of the people I have met who have such properties enjoy visiting and communicating with the local people and they always support the local shops, pubs and hotels nearby bringing monies into the villages/ towns/beauty spots etc.....This can only be positive to an area. I certainly try to keep my property up toe scratch, keeping the garden and surrounds tidy etc. I get on very well with all my neighbours and join in with any local concerts/ get togethers whenever i am in the community, giving full support to all. i have got to know a great many people as well as my relatives and immediate friends and my daughter lives in the village and keeps an 'eye' on the cottage for me whenever I'm not there. It is a valuable link to my father's place of birth and i would hate to have to give it up because of monetary considerations!</p>

<p>This increase is not necessary It only brings in a small amount to the council coffers But is making a negative effect on the community</p>
<p>My family have lived in Penybont since 1799 and we support three villagers with very low rent cottages and pay the costs of maintenance on my second home and the let cottages and half share in the fields and stables. We patronise the Severn Arms Hotel, which is next door to our home, and my son rides at Underhill, Dolau.</p>
<p>What are owners of family cottages getting back from Powys in return for our loyalty? How can Powys justify charging more when our use of council facilities / services is less for a periodically occupied property?</p>
<p>First, this doesn't seem to be a real consultation. Rather, it appears to be a way of justifying a decision you're going to take anyway, while mitigating the negative optics. This additional punitive tax, levied at any level, is fundamentally undemocratic. The owners paying the tax cannot vote for their county councillors, which would be their only means of demonstrating against it. Many owners of second properties play a full part in the life of their community, as well as injecting money into the local economy. The additional tax already sends the message that such people are not welcome in Powys. Council tax should be used to pay for the services the council provides (and second home owners are generally less of a burden on these services). It should not be used as a means of social engineering. Instead of raising the punitive premium, you should be seeking to abolish it.</p>
<p>Suggest you do some research into the benefits to the economy of these periodically occupied properties - I suspect you will be surprised by the findings</p>
<p>I find it unbelievable that this exists in the first place - raising it would create a really bad situation for all parties</p>
<p>We feel desperate about this proposal. We love Powys and its people and the environment but we struggle to afford the existing council tax.</p>
<p>As you will have seen from my comments above, I feel strongly that the one size all fits approach to second home ownership is wrong. There are many different types of second home ownership and many of us are heavily involved in supporting local communities and businesses. Another increase could be seen as a punishment for doing the right thing, applied indiscriminately, often when we pay more for fewer services and if required to pay even more, may have to make consequential savings to the detriment of the local economy. I think that you should also explore the scope for a single person discount and there may be lessons to be learned from the way second home owners were treated after Storm Dennis. I have not been able to live in my property since mid February but received only 3 months council tax rebate and was not considered eligible for the Welsh government flood relief,</p>
<p>I have been unable to answer any other questions, as they are unanswerable from our perspective. We would be paying more Council tax for services we do not use in Wales than we do on our main house in Berkshire.....how ridiculous is that?</p>
<p>What are your assumptions with regards impact of POPs on local community, local economy, affordable housing, tourism and the Welsh language? I suspect the impact in marginal and a government backed house building program would be more effective.</p>
<p>We understand that POP's do need to be monitored and numbers controlled to avoid towns and local areas becoming dominated. However in Powys visitors come all the year round, avoiding "zombie" localities at certain times of year POP owners already pay a surcharge on Council Tax whilst using very few of the services provided by the Council If you kill the goose that lays the golden eggs, you don't get any more eggs</p>

Many or most periodically occupied properties are not in demand as permanent residences by local people - inaccessible, inconvenient for public transport, not close to centres of employment, not close to local amenities, high maintenance and repair costs, expensive to heat. Many have been rescued from dereliction (as ours was).

Firstly, I appreciate you writing to me to encourage me to complete this survey.

Secondly, in general, your measures fail to distinguish between the outright property investor, someone who buys the property with no attachment to the local community, and someone who, like myself, has made efforts to engage with the local area by ensuring that I buy from local businesses where possible, and volunteering for two local organisations. I aim to increase my visits and hope to relocate to the area when I can.

I know somehow taking property owner 'engagement' into account is difficult to address and/or administer, but this would be the key point to address with any additional measures if you can.

A reduction in the Council Tax additional charge, particularly if you plan to increase it further, which could be based on engagement with local voluntary organisations might be one positive measure, if, as I say, it could be done without any significant administrative effort on top of the work you already do.

As also mentioned above, there is the option to apply the increased charge to future buyers rather than those already owning properties, if you think the increased charge is the right option for you and Powys residents.

Just because a property is periodically occupied does not mean it is bad for the community. Seasonal visitors and workers coming to stay for months outside of the harsh winter months should not be unfairly taxed. Its better to have some affordable accommodation for periodic stays rather than price these people out of the market and discourage them from coming at all.

This is a poorly thought out policy and is costing me and my temp guests a fortune to the point where I might get rid of the temporary accommodation due to the hassle its starting to cause me = 1 less home in POWYS and £0 in council tax. Maybe make some affordable lending available to help people develop unlive in properties!

This is undoubtedly a waste of time as you have certainly already decided on your course of action so how about a rebate of council tax for those of us who have been barred from our properties for weeks at a time because of Covid?????

We have over the past 10 years lived for half of each week in Wales to provide support for an elderly relative who is now no longer with us. My wife was born and bred in Wales and we have made many new friends and rejuvenated old friendships but as observers, to an extent, from outside we can see the town dying. It needs jobs and services (and tourism is part of this process) and then additional housing. Taking your suggested approach will just enhance its demise.

Powys Council policy should take account of a range of circumstances and needs. One size does not fit all. Our cottage is in Defynnog where we have many family members. We come to our second home every month (apart from during the lockdowns this year) and it is important for us to come regularly to visit and support family members. I am Welsh and am keen to contribute to the community and culture. As state before, we have done lots of historical research into our cottage and community and have written a booklet about it which is now deposited in Powys Archives, CADW, National Library of Wales and Brecon Library. We believe such initiatives should be encouraged. Therefore further increasing council tax for us would produce a negative effect on our family, and on our continued ability to contribute to the village.

The principle of " No taxation without representation" does not appear to be part of the psyche of Powys County Council.

There are many countries, e.g. Spain, which grants second home owners the right to vote in local elections and actively encourage them to participate fully in the community.

Powys should be encouraging, not penalising, those of us who support the areas in which we have second homes and have considerable input into the local economy.

I understand the reasons for discouraging English people from having a second home in Wales, therefore I don't object to paying a small premium. However, The Council should be encouraging the repair of houses that have been empty for years so that they can be brought back into use as holiday/second homes where people will come and spend their money. This premium has the opposite effect. Some houses are in locations that are not where young families want to live anymore because they are too isolated and because they need too much work. In such cases sensitive repair and re-use should be encouraged so that they can be lived in once again. Premiums could be still imposed on second homes in popular areas to retain those properties for locals. Many local pubs, shops and businesses rely on tourist income to survive. As Powys is on the border with England, the use of Welsh in everyday spoken language is less common and as long as Welsh is still taught in schools the language will survive.

I have been visiting my property for 60 years and know everyone in the valley nearby. They like me, my family and friends to visit. We interact a lot. It is a rather different situation than is usually seen with periodically occupied properties. My kids will inherit and we will jto stop coming even if Council Tax is increased.

As above, I pay a hefty premium for a family home and we always use local people for all the help that we use., We maintain the house as a principal residence even if we do not use it as such. Its been in the family for 60 years and I think if you are going down a route of discouraging people maybe look at the Swiss model where a certain % of new homes are only available for non permanent residency, I could have filled this form out in Welsh also but I am not sure that option was there !
Diolch...

As second-homers with a commitment to the area we do contribute to the community in significant ways - eg taking part in organising and contributing to the yearly agricultural show. It is true that we can't take part in as much as permanent residents can, but then many permanent residents don't contribute much at all - it is a question of interest.
Financially we save the council the cost of dealing with our rubbish and recycling as we take all such things back to our primary residence.
Also financially, periodically-occupied homes save councils very significant sums of money as they don't add to the costs of education or long-term health and social care.
Politically, we cannot vote in the area and so we are powerless to affect political decisions - this goes against the principle of no taxation without representation.

These questions are designed as one size fits all. This is wrong. A family home and a business are not the same. Letting a barn on your farm is not the same as managing a cottage from afar. None projects the same problems as an empty property.
It is wrong to invite comment only where the answer is "negative".
The first question about accommodation does not allow for the difference between occupation by a single family contributing to the life of the local community and occupation by tourists. In the latter case the community contribution may be small but economic contribution may be different and valuable.
Empty properties are a different issue again - making use of empty buildings and brownfield sites is a wider question.
The approach ignores the valuable pro bono inputs of people like me into the development of my village, maintenance and development of cultural activities, and support for local businesses and tradespeople.
I pay 150% council tax. In so doing I subsidise council services for others. I am a single person household so even if here 100% of the time I would not use Council services to the extent of a family of four. There is no single person discount.
Planning issues - properties used as holiday lets have different impacts from the use of the same building by a single family.

The wider question is do you want investment to be made in Welsh properties. You have not made any impact of the empty housing by applying a premium just a money making exercise. I wish you could be more honest about your objectives.

It is not simple, individual circumstances are very variable. I worked throughout my life to have financial security and the security of home ownership. This includes living in Powys for 32+ years and buying what was intended as second home to let. After 40+ years of marriage I am now getting divorced, the second home became my main home. I now live with a new partner in her house (Powys). I am not wealthy, I am a pensioner, I have made provision for my security and not to be a burden on the state. My new relationship could fail. If I was able to sell the property or I may well render myself homeless in my mid 60s. This would be a burden on Powys far above the gain oin council tax. Taking over 10% of my income in council tax for a two bedroom terrace seems incredible. Presumably I should not live with my new partner and her family so that I can reduce my council tax burden. A strange way to promote family life?

At what point does the 100% premium become means tested? Any taxation that is flat rate is disproportionate and I would suggest, unjust.

In summary an increase in the council tax premium would tend to result in the sale of periodically occupied properties for permanent occupation leading to an increase in the use of public services and reduction in tourism.

We have chosen to live in two properties and contribute to both vibrant communities equally at the cost of paying council tax for both.

The consultation is clearly focused upon second homes. I completely understand and support the charging of a premium for such properties. I also appreciate the advantage of having a simple, easily applied definition of what is not a primary residence.

I would strongly urge that people in my position to be treated in the same way as they are for the LTT premium. We will have our premium refunded once the Yorkshire house is sold (subject to the time limit). As it stands, the two surcharges represent a significant financial burden and could deter people who positively seek to join and contribute to Powys, its social structure and its prosperity.

The vast majority of second homes have been rescued from poor housing stock Improved by the influx of cash using local craftsmen. Your hollow initiative is driven by political bias and therefore, since you are imagining or wishing the outcome has no relevance to statistics and therefore fact

All the questions in this survey appear to be aimed at adding this extra premium and so I am confused as to why you even bothered to ask me to complete it.

Is this proposed increase in taxation an attempt to drive out people, born locally, who wish to remain connected to their roots and by inheritance have been given that chance.

I have failed to find any evidence that the first increase in taxation made any substantial difference in the availability of affordable housing. Its the same here in Cornwall.... no affordable housing but an economy much enhanced by the influx of tourists. Our council recognises the inevitability and necessity of opening up the economy to outsiders and hasn't gone down the punitive route. In Ystrad for example, the supermarket might benefit from all year round residency, but the pubs, the craft shops, the art galleries, the museums, the cafes, and attractions like the caves all benefit massively from outsiders.

We are saddened that Powys and the Welsh Government are preventing families returning to their home towns. Money is wasted sending letters by post rather than email and no differentiation is made between the houses being used for business purposes or a family home to retire to. It is our understanding that those who can afford legal representation register the house as a business and therefore Powys received less revenue. Whereas we have put out savings / love and work each weekend into what will be a family home when we retire.

There is a very elderly population in the town, it is our understanding that this is as result of few local job opportunities rather than the availability of affordable housing.

We will be devastated if we are forced through council tax rises to sell a family home in my home town.

The idea of punishing owners of periodically occupied property is ridiculous. These properties are used by tourists, owners and friends who bring valuable economic activity into the area.

We would find a further increase in council tax unaffordable as we are retired people on a fixed income. I would like to know what justification you have for increasing this tax and what benefit do we as the tax payer have from the increase. Being a remote property, accessed by a disintegrating narrow lane and then a dirt track, which makes most deliveries impossible, not even the postman ventures near us. We have to take our rubbish to a communal bin which is one and a half miles away, emptied every 3 weeks and often overflowing and raided by wild life. We are already paying over £3,000.00 per annum for this scenario, not exactly value for money! Our local friends are appalled at what we are already paying.

SEE MY COMMENTS ABOVE!!!!

This impacts on freedom on individual choice and community diversity, is likely to result in more second homes being used as holiday lets, increasing seasonal use with negative community and economic results. This would not achieve the primary objective of available sustainable affordable home which will only be achieved by building more affordable homes.

I have explained how this family has a long term presence in the Crockhowell area and that we are doing our best to keep this connection going and to ensure the next generation of the family will continue to be members of the local community. Not all second homes belong to incomers. We have a genuine interest in this area but recent communications from Powys Council make us feel unwelcome.

The owners of periodically occupied properties do not have a vote in either the elections to the Senedd or the local authority. It is very unfair to impose taxation or increased taxation on people who have no say in that imposition. One of the tenets of democracy is "No taxation without representation". Owners of periodically occupied properties have no representation on the authorities imposing or increasing the taxation and so this proposal is undemocratic. Another relevant point is that owners of periodically owned properties do not use the services provided by the local authority such as schools and waste disposal. While it is right that they pay towards these services, it is unfair that they should be required to pay more for them than the permanent residents who do use them.

We love our house, the peace and harmony and interacting with the local community as well as being able to support the local businesses

Hospitality in Wales is on its knees at present as a result of COVID.

Any increase will reduce the discretionary spend by second home owners.

I would be prepared to pay a higher premium if I thought the money could be hypothecated to the local community (eg shops, roads, community facilities). I have answered neutral to a lot of the questions of the basis that I do not have a good enough understanding of how additional funds would be used. I do not think an increase in premium would either depress market demand for secondary homes materially (should that be desired) nor, by the same logic, would it free up more accommodation for primary use.

We feel that increasing the premium to 100% would have a negative effect on Non-Welsh tourists and part-time residents in Powys. Powys does not have a large number of second homes, compared with other areas, such as North Wales and Pembrokeshire, and we can see that where there are areas where a large number of homes are not permanently occupied, there could be increased pressure on resources.

We feel that it is inappropriate to be considering this measure at this time, when owners of second homes have been denied access to their properties during the virus crisis. Consideration of this question should have been postponed to a time when the crisis was over.

There is a big difference between the use of a POC as a second home or holiday home and the use as a holiday let. Users of POC's as second or holiday homes make a big contribution to the local economy and the local social life.

I understand that the Council is currently short of funds but this is occurring in all parts of the UK as central government starves local authorities of funding. I fundamentally object to the focus on 2nd home owners as if this solves everything, as the situation is considerably more complex. Individual owners have a range of reasons for owning their properties, and the ways in which they contribute to the local economy, tourism, and cultural life of the area can be positive. My family very much feels part of the community and has contributed not only financially over 40 years, but feel that we are seen as an easy target for milking funds. There seems to be an assumption that 2nd home owners are absentees with no personal connection to Wales or to Powys and this is simply not the case. At the moment our use of the property for visiting the area and being part of the community can just about be balanced with the additional 50% council tax we currently pay. We have NEVER sought to avoid paying our council tax, as some councillors have suggested. We do not wish to sell our property, due to family circumstances and we cannot sell it because the local market is incredibly slow. We feel trapped into paying continually increasing council tax which we cannot afford. We would have no choice but to convert to a holiday let to make it more commercially viable, and pay business rates instead. This would, regretfully, completely change our relationship with the local community.

I have just started a holiday let in Powys this year & have found it particularly hard to meet the 70 days let criteria to qualify for business rates, especially as this year a lot of the start of the season was missed due to Covid-19.
I am in the position of still paying 150% council tax whilst waiting for a decision regarding business rates.
I live in the local area & fully believe that holiday lets bring a lot of benefits to the area through tourism, economy, vibrancy etc. I find the additional costs of 150% council tax are very difficult to bear when starting off as a holiday let & to increase it further may put people off.

We use exclusively local businesses for any work on our property, use local cleaners and gardeners, do all our shopping locally and contribute as best we can to the local community. A further premium on council tax seems very unfair.

There should be a reduction to allow for the two lockdown periods when it has been illegal to visit but we are still paying council tax

I support the idea of the council tax premium but it should also be remembered that these properties often make few demands on council services.

I can only answer for Hay which may well not be typical of the rest of Powys and I do not know what proportion of properties in Hay are 'periodically occupied'. However I suspect that on balance their impact on the local economy and on the overall quality of the housing stock is positive.

We have owned a property in Powys that we have used for holidays for nearly sixty years, and in that time we have always tried our hardest to support the local community
- shopping locally for goods and services and always visiting the local pub every time we are in the area.
We have paid the council tax without complaint despite using few services, but we can only just cope with the running costs as it is - if the tax increases again we may have to try to sell our cottage, but this is unlikely to benefit the community because it's not a property that local residents would move into (the nearest neighbour has been empty for over a year).

Again, I don't feel I should be penalised for having a 2nd property, especially one that was derelict and left to rot. We restored the property meaning that we started paying council tax, also we bring tourism to the area, bringing in extra income for the local economy.

I think it is important to note that people who choose to purchase a second property often do so because they wish to become involved with and support the local community. By seeking an alternative lifestyle, they are often keen to promote tourism and support local businesses. This has been my experience.

Many periodically occupied properties are not suitable for full time habitation. Our cottage for example is half a mile from the nearest public road and requires a four wheel drive vehicle to

negotiate the bridleway to access it, and becomes inaccessible when in adverse weather. It is about 2 miles from the nearest street light and the council does not collect recycling or rubbish from the property itself. As our main residence is also in Powys we tend to bring any waste and recycling home for collection from here, but this is no more than we would generate from time spent at our main home. The cottage is "offgrid" and the renewable energy generation by solar panels and wind turbine are only just adequate for lighting and low power applications, not heating the property, so it is an inhospitable place to be in the winter months. A bridle way runs through the garden and this is part of the route of the Man Vs Horse event, without the considerable investment of my time and the equipment I have bought this quickly becomes overgrown and impassible. It was a considerable financial strain for us to meet the council tax on the property even before the recent increases caused by the council's policy changes. Our eldest son is autistic and the isolation and large garden at our second home allows him vent his autistic traits in a non judgmental space, which is a great contrast to the urban environment of our main residence. This was motivation in buying our second home and it feels unfair that when the council provides so few services with respect to this property that we should be expected to pay a premium on the council tax.

Although we currently pay council tax and the 50% premium, we make no demand at all on local services paid for out of council tax. We do not use schools, have no waste or recycling service and do not make any other demand on local council services.

Therefore I think a further increase in the premium is unwarranted and unfair and will lead to a reduction in the number of visitors to rural Wales.

I'm really unsure of the aim of the premium, is it to raise cash for the council or is it to discourage the existence of these types of properties because you believe that fundamentally they are bad for the community?

If it's to raise cash for the council then go ahead and raise it, whilst some of the existing homeowners might leave as it becomes unaffordable for them, there could be others still willing to pay the price and invest, but that could be a gamble as South Wales isn't a major tourist area in the UK.

If it's because you feel they are bad for the communities then I think it's a really blunt weapon to control the numbers and you should look at other mechanisms for addressing this.

I always thought that council tax was to pay for local services, and I use precious few of them, I'm not clear how you justify the need to charge more.

Increasing council tax premiums for those of us who use the property regularly as a second home would make us think about letting the property as a holiday let in order to recoup the council tax monies we are being made to pay.

The survey is very biased, in that it only allows comments to 'negative' points and does not allow any 'positive' comments to be made. The Council will thereby get the answers that it wants, rather than exploring this issue from a neutral standpoint.

Personally I and my family have always been made welcome and will be devastated if the tax goes up so much that I have to sell the property. My children have loved their whole lifetime of regular visits to our 'periodically occupied property', as have our friends, and now the next generation. I am sure there are many more visiting families who feel the same love for Wales but for many reasons can't make it a permanent home.

Please don't drive us away by increasing the tax so much that we have to leave.

The density and distribution of periodically-occupied properties varies throughout districts in Wales. So, too, do the characteristics and migration/purchasing/inheritance motives displayed by those presently owning the properties. The transfer relationship between periodically-occupied housing and affordable housing sectors is complex. Given the Covid-19 restrictions denying owner access to properties March-November 2020, it would be inappropriate and unjustifiable to increase the premium on council Tax.

Locally, the problem is of a shortage of housing of all sizes, and particularly of modern housing and family-sized houses. Will the premium be used to finance local house building?

Second homes, if occupied infrequently, are a drain on the community, its life and its economy.

<p>Holiday homes bring in tourist spend and help local shops. The application of any premium needs to distinguish between the types of second homes, and, if possible, the frequency of occupation.</p>
<p>Do not discourage people from coming to our lovely unspoilt area. We do not have theme parks, large attractions just the natural beauty of our area to offer so encourage visitors to get to nature and enjoy what is now unique in our country</p>
<p>I am 57-years old. I don't have very much spare cash. I bought my property in Knighton in February 2019 with the proceeds of the sale of my parents' house. I don't want to make my wife and I sound like 'Lord and Lady Munificence', but we have visited our home most weekends and for longer periods during Christmas, Easter and the summer and have spent quite a lot of money in the local area (when we've been allowed to visit..ie not during Covid-19 lockdowns!) on hospitality etc. Most of our waste we have taken away with us as coping with waste/recycling routines when you don't permanently reside somewhere is too complicated - so we haven't benefited much from council services. As far as I'm aware, there were no other local people interested in purchasing our property when we bought it.</p>
<p>From the county's viewpoint, periodically occupied properties are a source of revenue (council tax and tourism) whilst making very little demands on council spending in areas such as education and health and social services. Don't kill the golden goose! I don't believe they make much difference to the supply of housing for local residents. (our property was on the market nearly a year before we bought it).</p>
<p>The Council should not be thinking of increasing the Council tax premium for second home owners. It is a bad policy. It arising from a form of prejudice. Different policies need to be introduced for increasing affordable housing in the County but these should be equitable and fair.</p>
<p>We bought this house as we visit Wales often (although not at the present because of restrictions) However it is our intention for it to be our main residence as soon as we require in approx 5 years. We support all the local businesses whenever we visit and have improved the look of our house and neighbours have appreciated the improvement.</p>
<p>At the moment we pay more Council Tax on our small two bedroomed cottage in Powys than we do on our 4 bedroomed main residence in London. At the moment I accept the 50% premium as a levy to support local council finances - however an increase will exacerbate my own resentments about inadequate local council services - examples include the fact that there is no mains drainage in the village and the rubbish collectors will not even touch our bins if we leave them a few feet inside the front gate.</p>
<p>I would imagine you have the gist of my opinion, however if you are in any doubt, I am against this highly prejudicial, and discriminatory tax..... Should there be higher taxes for those Welsh or Scottish or Irish, living in England, or perhaps, those people in England, who do not speak English as a first language.....no this in 2020, a time when British values are meant to demonstrate equality and equity for ALL!</p>
<p>If second homes were to be sold and become primary residences, demand for local authority services would increase. As things stand, the local authority receives a premium and reduced demand simultaneously.</p>
<p>I hope that you can consider my comments as a whole. The matters that you raise do not easily break down into your separate boxes above; these matters intersect and interconnect.</p>
<p>This survey has been completed as best we can but it doesn't really apply to our unoccupied property. Ideally the property should be included with the shop/workshop premises.</p>
<p>If you consider tourism to be an important sector for economic and employment reasons you really should not consider increasing the surcharge.</p>
<p>I have no understanding of the thinking that makes this idea of value. In the end we should all be working together to improve the living standards in Wales and raising any taxes is always the answer for only the short sided or envious.</p>

If the object is to increase the housing stock you can be sure that this will fail. You need to build more affordable housing not tax visitors.
I think I've said it all.
By forcing people to leave the area either by selling or renting you are being a dictatorship and taking away people's freedoms to have a second home that we love and use and cherish our routes of where we come from. I am officially against this decision.
I can only speak for myself but my partner and her daughter are disabled, we use the property for respite purposes as well as it being my my hone when not working. I accept the 25% but any increase would become unsustainable and I have added to the property value as well as the properties in my particular terrace.
WHY DO YOU INSIST ON MAKING ME PAY MORE IN COUNCIL TAX. I CANNOT AFFORD IT !!!!! WHY PUNISH ME ?????????????? Make people who make money from their second or holiday homes pay more !!!!! They can also AVOID paying council tax !? NOT FAIR !!!!!!!!!!!!!!!!!!!!!
There should be some distinction made between properties which are kept solely for profit and from which an income is derived and those who do not.
It is hard enough to attract tourists to this beautiful corner of Wales, without charging higher rates (which people would be forced to do) for holiday properties. People then have less money to spend locally. I, personally, would be tempted to give up as it simply would not be worth my while. It is a struggle as it is.
It almost doesn't matter if houses become cheaper or more expensive to buy or keep since they will be bought up anyway. The issue is commodification of many basic living needs including shelter, and this requires a sea-change in attitudes within society around housing. That being said, increasing council tax is perhaps the only real mechanism available at present, so, while it is an inadequate and incomplete solution, it is perhaps the best one available.
Simply, we have been a part of a local community for over forty years, very much involved with local services, always mindful of being an outsider, we love our little cottage, have made friends - I've spoken at friends Funerals at our little Baptist Chapel, cared for an elderly neighbour, always buy locally and just feel that you simply have no interest in that kind of story - just demonise us and because you can endless turn the screw on more money.
This is a totally unfair and undemocratic act. The fact that second home owners use the services less which are provided by Powys but have to pay more is totally unfair and defies any concept of natural justice. The only result of this action deters people from coming to Powys which reduces income into the economy and employment. Furthermore to suggest a further increase in a year when second home owners have been prevented from visiting by various lockdowns suggests a total lack of sensitivity on behalf of Powys and almost suggests an element of discrimination or even racism if the second home owners are English. If anything you should be offering some rebate.
Paying a Council Tax premium at all is already unfair as we cost the Council less on all aspects of its recourses and obligations.
I think you are alienating people who can afford to invest in the area. Many of the properties that are left empty are so because the demographic of the area cannot afford to purchase them .
I think Powys is better off having partly occupied properties rather than empty ones. Council Tax Revenue and some trade for local businesses must help the local economy in some small way.
Our cottage would not appeal to local residents due to its lack of facilities and its remote nature. It draws in visitors who access facilities (shops, pubs, etc) locally and yet make very few demands on the services offered by the local authority.
You have obviously made the decision to increase the premium so I don't even know why you have consulted us. 175% rates for just emptying the bin is ludicrous. We couldn't even get there most of this year, but there was no reduction. We know a lot of locals who laughed at us "mugs" paying 150%.

We buy everything local, support all events and charities which a lot of local residents do not do. This was always our second home not a holiday home. Well good luck with all this as we're moving out of Wales, too many comments (bordering on racism) by the Welsh Government and locals. This is a strangely worded questionnaire by the way. Difficult to understand.

These properties bring in a large source of income as the owners have a larger disposable income, they employ local people and support local pubs and restaurants.

People with second homes or holiday properties will inevitably visit more than they would if they didn't have the property. They should not be viewed as negatives, they are positives to the local economy.

The premium has always felt like an unwelcome nationalistic, even anti-English, measure. If it is increased to 75% it will feel even more so and, after 20 years, we will reluctantly leave Wales. Perhaps this is your intention.

I think I have said all I have to in the body of my responses, but to summarise:

1. I am opposed to any increase in the premium on Council Tax for second homes
2. It is extortionate, unfair, disproportionate and undemocratic
3. It will have negative effects on the economy at both local levels and across Powys generally
4. It will reinforce a strong message already prevalent in the Covid period that the Welsh Government at all levels does not really welcome the contributions of non-native born to local communities.

I can only say again that because people are likely to register their properties as holiday lets on which there is no Council Tax so the Council would lose out financially.

Our property is not habitable in the winter, November - March, it is in an isolated position and difficult to reach, on a un made road. The family have restored the old farmhouse many years ago and it is now listed since the 1970's, we have expended considerable funds to keep it in good repair and preserve the 1666 features. It is essentially a welsh long house with no running water. Holiday home owners preserve the historic buildings Wales at their own cost that in another case may be just be left to rack and ruin. Although we are the current owners we look upon ourselves as trustees for future generations to some cases to preserve the historic buildings of Wales.

Presumably, premium council tax payment, assumes that second home owners have significant private means. This is not always the case. I inherited our property unexpectedly from my uncle in 2001 and have been visiting it since I was a child in the 1950's. We would never have been in a position to purchase the property on the open market, and we struggle to maintain the house in good order.

Any increase in council tax would probably result in our leaving our connections in Powys behind. To consider introducing such an increase in this particular year seems very harsh, given that our ability to visit the property has been very limited due to local covid restrictions.

The usual reason for implementing local policies against second home owners in particularly national park holiday areas is due to insufficient housing stock causing significantly inflated local house prices. Powys is not a 'honeypot' location such as the Yorkshire Dales or Lake District. There is no shortage of private housing - borne out by sites available long term (not just 'brownfield') for residential development which have not been implemented as insufficient demand/price to make them profitable to developers. A review of 'Rightmove' shows plenty of secondhand housing for sale at prices which are low compared to the bordering counties. If there is insufficient 'affordable' housing for rent, that is a separate issue from periodically occupied properties, which are primarily older, historic and/or rural, so not meeting the standards of registered housing providers. Many second homes are 'Listed', the expense of restoration and maintenance substantial in what is a low wage local economy, and not of appeal, although of course providing work for local builders and craftsmen. Powys Council should be fighting the Welsh Assembly to fund full mobile and superfast internet connections to every last corner of the county - that will bring higher value jobs, retain younger people and likely enable many working second-home owners to increase their occupancy rate and contribute more to local life.

<p>These properties have importance for the local economy in the areas they exist, by providing much needed outside money coming in which is spent locally.</p> <p>The properties are for the most part not ones that would be suitable for local affordable housing and will end up being sold to non welsh incomers who will price locals out of the market.</p> <p>The indigenous local industries that have grown up around the needs of second home owners, such as builders, cleaners, pubs ,restaurants, various tradesman etc would take a tremendous hit and that would mean more social security payments from an already cash strapped Welsh government.</p> <p>It is wholly unfair that second home owners pay an extra premium of any sort when they actually, by virtue of being occasional residents use less council services such as waste collection for instance, than all year round inhabitants. To even think of charging up to 75% more on their council tax is morally wrong!</p> <p>The council should look to putting their house in order by cutting back on overspending on vanity and virtue signalling projects rather than penalising second home owners.</p>
<p>Bluntly, increasing the council tax as you have already done (charging as you do 150%) comes across as targeting a group simply because they have no voice at the ballot box. The well used expression of "no taxation without representation" has been sadly ignored by the council. That leaves a very unpleasant taste to me and others in a similar position and makes a continuing involvement in Powys a far less attractive proposition. A second home owner already costs the council materially less than a full time resident yet you feel should contribute far more to the council. Why? You appear to assume that a second home owner has deep pockets and can afford it - why so? Because I choose to spend my holiday money on funding a second home rather than on overseas holidays etc (which I dont take) that does not mean further price increases can be absorbed. What you are proposing is simply unfair.</p>
<p>We don't agree with the original increase in council tax. The basic council tax with a good council service is what is required, an inflated council tax with dreadful council service does not benefit anyone.</p> <p>It mustn't be underestimated that the people using the said properties benefit from the experience of their stay to revive them so that they are refreshed which increases their production for the country. Also it should be noted that these, in fact, will be the people that help to keep traditional Wales alive as they are particularly interested in keeping this aspect. Where as traditional tourist just come and go. Whilst they may spend money for a short time there is no depth to their love of the real Welsh way of life or a belief in trying to keep traditions going.</p>
<p>Not all periodically occupied properties would be usable for locals, due to lack of services to the property, remoteness. Things people using them as holiday homes find appealing are often not what someone would want were they to live in them permanently.</p> <p>It's important to make visitors to Wales feel welcome in order to continue to have a tourism trade. Some second homes don't use the local services, but do contribute to the local economy.</p>
<p>This is a very poorly thought out set of questions presented in a way that will lead the respondent to answer in a certain way that delivers the answers the council want.</p> <p>What would be interesting to see would be the amount of money the council take each year from this tax, and where that money is spent? I would be happy to pay a premium if that money were spent on affordable housing for local people and or community projects, but if it vanishes into a black hole with no accountability then it is just a money making exercise and should be stopped.</p>
<p>This survey does not consider people who like myself who have to occupy a second home in order to work away. This issue is particularly relevant through the COVID pandemic as the alternative of hotel accommodation is not available.</p>
<p>We love our home in Powys and have no issue playing the current level of increased council tax. We maintain our property and always promote the local community when our friends and family use the house</p>
<p>My parents bought our family cottage in 1964 due to my mother's roots in Mid-Wales: my grandfather was vicar of Llanwrtyd Wells and my mother was schooled in Llandrindod Wells. It has been a place that our family has used regularly over the last 55 years and we feel a part of the local</p>

<p>community and identify with it. The council tax has been increasing over the years (in 2000 there was a 50% discount on council tax - now there is a 50% premium (and potentially increasing) : the cost is comparable to the council tax I pay on my home in St Albans. There is a distinct feeling that the "pay more tax - get less benefit" approach adopted in relation to council tax on second home owners is a deliberate attempt by the Council to alienate and drive out second home owners. This was compounded when during the first COVID lockdown we received a letter reminding us to stay away (even though we had been abiding by the lock down rulings).</p> <p>It is not always the case that second home owners are easily able to afford premium taxes and an approach which favours such people selling up will not necessarily result in benefits for the local community (there are a number of first home properties in our village which have taken a number of years to sell).</p>
<p>Our criterion when choosing to buy a second property in Powys was to only choose a property that was unsuitable for a local family to occupy. Our property had been unsold for nearly a year when we stepped in.</p> <p>Additionally, because the property was in a poor state of repair, all the material needed to fix the property has been acquired locally, thus any other periodically occupied property of a similar nature will benefit the local economy.</p>
<p>We spend money in the local town. We support any village projects, we regularly eat and drink at the village pub. We employ local trades men, keep the premises in good repair and lease out the land to a local farmer at a peppercorn rent.</p> <p>Our use of the property causes no additional cost to the council. We do not use the schools, have never involved the police in anything, We take all our rubbish home so that the containers are no left at the roadside for long periods.</p> <p>Our property is out buildings, converted by our parents in 1985 so we could visit them while they still lived in the house where we were brought up since 1958.. We were married, our children christened and our parents buried in the village . We are glad for our children and maybe grandchildren to have the opportunity to know and visit where their roots are and hope it can continue.</p>
<p>These properties should be reviewed on an individual basis</p>
<p>Our considered opinion is that you must balance the gains from increases in Council tax against losses incurred in business rates from local shops, pubs cafes and visitor attractions.</p> <p>Please make Wales more not attractive to incomers and investors in Welsh life and community, as many other countries do.</p>
<p>I am concerned that the County Council is simply victimising second home owners, without any economic justification. I believe we should pay the standard level of council tax, as a contribution to the local community. Also we spend money in the small communities in Powys. The Council may be required to produce the economic justification for the Council Tax Premium in court. I do not believe you will be able to do this as you have no case on economic grounds.</p>
<p>Increasing the Council tax premium may only have a marginal effect and would bring in more income for the Council but I believe it would be overall negative at these very difficult economic times for people like us who love to spend our free time in Powys</p>
<p>In my experience, and in my particular community of Llangunllo, the occupants of periodically occupied properties play an important part in community life, for instance by organising and supporting the now annual 'parish walks', as well as supporting local traders, craftspeople and contractors. Again in this case, the occupants of two such properties are the only people in the village who speak or understand any Welsh at all.</p>
<p>In our case , it is and always will be our home and a strong link to our past. Our children and Grandchildren benefit from and look forward to using it and visiting Wales which continues the family link!</p>
<p>This tax is totally unfair. I am Welsh, speak Welsh and the house I own has been in my family for 110 years. I am being being penalised for wanting to maintain links with my heritage.</p>

<p>Councils would also lose some of their revenue as holiday let's are exempt of the CT charge after 140 days / year</p>
<p>Having bought a periodically occupied property despite the Council Tax premium, we have fallen in love with Powys. We are now in the process of selling our family home, and will move permanently to Powys, where we will invest heavily in the local community.</p> <p>Powys will benefit from all our expenditure moving forward, which I believe will be good for the local economy.</p> <p>We also intend to learn Welsh, despite the locals being very welcoming and happy to speak to us in English.</p> <p>The Council Tax premium could have resulted in our investment and spending going to another region of the UK if we hadn't ignored it...</p>
<p>My family have owned the cottage since 1966 during all that time we have never been supplied with a wheeliebin or recycling facilities and bring our rubbish home. Obviously we do not use schools or other public services. We shop locally and use local contractors for any work needed.</p> <p>Unfortunately the increase in our Council Tax has made us feel very unwanted and has soured our love for all things Welsh.</p> <p>As we have not been allowed to attend for most of this year we would expect a refund of this year Council Tax</p>
<p>I own a second home in Wales. I visit it a lot, use it a lot, and make a point of buying all my supplies locally, employ local builders and buy all products locally. Even when it is less convenient to do so. I buy into an area, and I invest in it. It is only my second home as I work in a sector where I need to be in another part of the country. If I get penalised for being a second home owner, I will sell it. I am borderline thinking of selling it at +50% as it's a severe drain on my resources, and I don't think the motives of the Welsh government are anything other than anti-English, even though many second homes are owned by Welsh inhabitants. This will do the Welsh name severe harm for generations. It's probably 40yrs since the last home was burned down, but people still talk about it. This, if implemented will do the Welsh economy no end of harm.</p>
<p>As noted above, it saddens me greatly that the narrative around this consultation and even the questions in this survey come from the perspective that second home owners are somehow evil and fail to make a contribution to the communities they become part of (in our case over very many years). That is just so unhelpful at a time like this when people need to pull together. And of course it is ironic that you are considering doing this at a time when, for much of the year, we have been unable to visit our homes which is heartbreaking (and of course also therefore not using any of the services we are paying for).</p>
<p>Given the fact that lockdowns prevent us from visiting Wales, increasing the charges - which are already much higher than Council Tax in London - this seems a cruel move., given that my husband and I are old-aged pensioners.</p>
<p>We have been using our cottage for over 40 years and enjoying visiting many places in and around Powys. We are in a very rural area and therefore wonder who might want to live and work from our tiny cottage</p>
<p>Not all periodically unoccupied properties are the same. This policy seems grossly unfair considering how small a drain on council services second homes. It feels like a real kick in the teeth after none of us visited during the lockdown restrictions because we wished to protect the local community. We paid a large amount of council tax when you as a council forbid us from using the property for long periods.</p>
<p>We feel that not every "holiday" home can be judged the same, as previously stated our home has no modern facilities, a modern family could not be expected to live in a cottage with no bathroom, heating, mains services. One of the premises was that the premium tax might bring back properties for local use, which we totally agree with, but our property is not suitable in any way for this.</p> <p>Perhaps a process could be put in place to reassess properties like ours, I doubt there would be another property like it in Powys. It is a wooden building, a huntsmans cottage built late 1790s and</p>

probably of some historical importance. If the council tax keeps increasing we will not be able to keep the cottage and it may become derelict.
Driving up short term gain may cost tourism and tax in the longer term in some areas. I agree whole having ghost towns is bad but there must be better ways to tackle this than risking all 2nd home ownership. My family have had our holiday home for 50 years and have contributed much locally. I would feel unwelcome and financially punished if you continue with a tax hike.
I believe that periodically occupied properties and their owners are easy targets to increase revenue for the local council. This increase goes unquestioned and paid as predominantly owners like myself have a genuine love and passion for the properties they own the surrounding area and the communities they have become part of. A shameful act.
Further penalising holiday home owners (who already suffer a substantial and inequitable financial penalty) is clearly unfair. Moves towards driving out such people will harm local communities and the economy, and will lead to even more rural depopulation and increased dereliction and abandonment of rural properties.
Because we use our property almost 50% of the time [apart from current Covid lockdowns] we consider we contribute greatly to the local economy and community. Those using homes for a fortnight a year cannot have such a positive effect on the local area.
I have supported the local economy for 20 years. Perhaps the impact on the voluntary work done by periodic owners should also be considered.
Should the council raise the revenue for periodically occupied properties it may effect incomes for minimum wage employment within areas especially rural i.e. cleaning, security, hospitality etc.
Your question on the Council Tax premium is distorted: there should have been an option for 0%
I live in this property (normally ie not in the recent pandemic) for a quarter of the year. I work with local farmers and tradesman to maintain and improve my property and I am close friends with LOCAL FARMING FAMILY. If I hadn't come to live in Wales for part of the time, I would never have done this, nor would I and my family have become so much a part of the community.
I have had a property in this area for 47 years. When First here in 1973 the countryside was riddled with dilapidated properties used to house animals or odd bits of farm machinery. This was the way that the local farming community avoided paying tax on houses that they had inherited but did not want to occupy. Over time these places were sold off to outsiders who repaired and restored these old building. In almost all cases the second home owners joined into the local community events, hired local trades and took active part in local shows and societies. This has had a good long term effect on local life.
I can see no justification for your policy of penalizing periodically occupied property owners. We use your services less than the local community. I see it is as a hateful unjustified tax which will over time undermine the local tourist economy.
Please think very carefully about this. It is madness. If housing for local people is an issue 1. Create jobs for them to do 2. Offer mortgages on preferential terms 3. Create housing stock that people want too live in in places they want to live in. 4. Link all of the above so they create a virtuous circle not a race to the bottom Don't create further divisions between locals and tourists Don't kill the Golden goose pf tourism and development Don't do anything to reinforce further the perception that the Welsh are difficult, self-serving and insular - it is a national and global perception that I for one have worked tirelessly to overturn yet seems to be rearing it's ugly head again.
Please don't assume that all owners of periodically occupied properties are rich or rapacious landowners! Many of us have modest means, and have decided to make a priority of owning and caring for a small cottage in Powys because it enriches the lives of our families and friends, as well as helping the local economy. As well as the boost to tourism, we have helped a lot of local businesses

<p>and tradespeople who provide property related services (eg building, carpentry, gardening and electrical work) - spending around £40,000 in total over the last 20 years.</p>
<p>POPs are an important part of the tourism offering in Powys, and help the local economy in this respect. They also tend to be well looked after and maintained. However I can understand that they undermine, to an extent, the local sense of community.</p> <p>POPs make fewer demands on council resources than permanently occupied properties, which is a benefit to the council budget.</p>
<p>The restoration of this property many years ago and further ongoing maintenance/rebuilding has provided considerable economic benefit to the local community over 45 years. We still employ locals for monthly maintenance so the benefits are continuing. Builders, groundsmen, tree surgeons etc to name a few. If like some properties in the area it was not restored it would still be a ruin with nil tax income to the council.</p> <p>Would not comment on the Welsh language issue as do not speak it.</p> <p>Tourism; it is largely people in second homes that visit heritage and tourism anyway so the benefit is double for the council and local area.</p> <p>They are an important contribution to the local economy.</p>
<p>the Powys council are using these powers to increase revenue whilst wasting money in other areas. In my case I do not use any of the services provided I don't even have a dustbin as I take my rubbish back with me.</p> <p>I feel we are being used as a "Cash Cow" and that this is racially motivated by people who should know better</p>
<p>We trust that each property will be considered carefully. We feel this property remains unoccupied due to tenant being unable to pay full council tax on the whole house.</p>
<p>Many second home owners were born and bred in Powys and were forced to move away for employment purposes. Their dream is to return when possible. In the meantime they spend as much time there as possible and contribute to the local economy and the community which one day they hope to be part of. Not all second homes are the same.</p> <p>I don't condone rich Londoners etc who are able to buy a home in popular coastal or rural area as a holiday home using it only a couple of times a year. whilst they contribute to the economy whilst there, they deprive local people of houses by driving up the price.</p>
<p>I feel it is totally unfair to penalise someone with having to pay a high council tax rate when none of the services are being used. If you need more housing surely more properties need to be built. I have now had a new water cleansing unit installed after years of putting up with poor quality water.</p>
<p>My advise is to go to France where we also had a property for many years. As their agricultural communities diminished they were delighted to flog their old ruins to the idiot English who then spent thousands renovating them, and more thousands on local taxes, shops, fetes, timber and builders yards [oh, and of course restaurants and bars].</p>
<p>The purpose of having tax premium will not achieve the stated reason of reducing people buying second homes.</p>
<p>i think we have been seriously overvalued and not understood how we actually use woodpecker lodge as we feel its an extention of our own home rather than a bricks and mortar building it is just a wooden cabin in our garden which obviously one day will be pulled down.</p>
<p>As an owner of a periodically occupied property, I am already paying for far more local services than I actually use. Yes, I use the roads and street lighting, but I don't use schools or social services in the area, nor even rubbish collection, as we take our rubbish away (the collection day is inconvenient). On the other hand, we support the local economy by shopping in the local shops and eating out in the local restaurants.</p> <p>I haven't done any sums, but we could well be of net benefit to the community, from payment of the current Council Tax premium, local spending and savings on services provided.</p> <p>I feel that the council would be penalising us unfairly even more if they increased the Council Tax premium.</p>

I don't think it should be assumed that second homes are a bad thing owners are just trying to take advantage. We are totally committed to the town where our cottage is. We bought the cottage because we had elderly relatives in the town and it made visiting easier. We support the local church. We always shop locally for food and clothing items when we are there and often buy larger items we need for our main Home because the service is so good. We know our neighbours who are a mixture of permanent residents, full time renters and holiday let landlords. We know the shop keepers. Although we pay the Council Tax in fact we don't use the services much so that is a saving. We often take our rubbish away with us. Neither do I think locals are priced out of the market. The cottage next to us has been in turn a second home, then permanently owner occupied for several years and is now a part time holiday let.

Also we would have loved to spend more time in our cottage during the Covid lock downs but have been prevented from even entering Wales. I think when everyone is under such financial pressure it is very unfair to increase this charge. We should in fact have had a rebate of the premium for the times when we were prevented by law from entering our legally owned property

The current level of council tax for periodically occupied properties is unacceptably high. If you raise the charge further, you may find owners "getting together" against this grossly unfair treatment of property owners. I know it has caused me a lot of stress, in my case, when I have to find the extra council tax each month. I feel very strongly that we are being unfairly treated as citizens. Why pick on a small number of people that own a second home and have a legitimate reason for doing so and in my case are struggling to keep it going. I am sorry, but if it increases any further I shall make my own similar decisions. For example, spend as little money as possible in Powys. We can all be mean, and you are setting people against the Council with decisions that you have made and are contemplating. Would increasing the tax really give you more housing? I strongly believe not. I am just digging my heels in. Also look out for court action against unfairness. I will definitely join anyone with that idea. You're not being fair.

This cannot raise significant local funds but will alienate people who consider themselves part of the fabric of local communities. You are making people who love these areas feel unwelcome. Local services will be used more as a point of principal, increasing the stress on them.

I believe charging a council tax premium at all on periodically occupied properties is unjust. Owners of these properties bring additional income to the area, but are less of a burden on the council than those living in their properties full time.

I fully appreciate the need for the Welsh Government to protect local people from an influx of outsiders buying up property to the detriment of the local community. However, in our case, where we bought the property 21 years ago to act as a base so as to be able to work part time in the area, its location and lack of facilities (see above) was clearly unattractive to local people with any intent on purchasing a property in the area. The result over time would have been the loss of another small 18th Century half timbered Powys cottage through neglect and it simply now being in the wrong location to be a viable full time home for a local person to get to their place of work.

I would be interested to see what negative and or positive impact you establish that my own property causes the local community so that I can evaluate my own situation and make any necessary changes. Second home property tax is already in place at the point of purchase but maybe this should be replaced by the second home council tax that can be regulated and changed by individual areas? However this will have an impact when any changes are made. Property owners circumstances may change which may result in the classification of residential properties becoming second properties for short / mid / long terms. We whole-heartedly want to support and preserve the very special community in Rhayader and would welcome suggestions to achieve this.

At present, I am resident abroad and use my Powys property solely as a holiday home. Although this is my only abode in my homeland, it is still classified as a "second home".

As I am still working, I am only in Powys for a few weeks per year – about 10% of the time.

This means that for 90% of the time I am NOT using local services such as health facilities, library,

<p>waste disposal, or causing wear to the infrastructure of roads, etc., etc., etc.</p> <p>When I first had a holiday home in Cumbria, the fact that a holiday home owner uses the local services and infrastructure LESS and should therefore have to pay less was recognised by a 50% REDUCTION on council tax. Even with that reduction, I was still paying 5 times MORE for my time there than permanent residents.</p> <p>At present in Powys, with a 150% tax, I am effectively paying 15 (FIFTEEN) times more for my time there than permanent residents. This is already avariciously high and the idea of any further increase is outrageously unfair.</p>
<p>We bring friends to the area so they spend money locally.</p> <p>We pay people to cut the grass, do some cleaning and if ew are letting the house, to do the change over. any further increase would make this too costly.</p> <p>I think if we sold we would be in mortgage deficit.</p>
<p>Although there is a certain level of resentment against those who own properties which are periodically occupied and thus periodically empty, the much increased Council Tax will induce people to sell (as in our case). It is sad that the Welsh government will lose this group of people who love Wales and who visit as much as possible. During the times we spent in our property in Llanidloes, we would visit many other areas in Wales and spend significantly on food, restaurants, and other local industries. We are so sad that this has now become so prohibitive that we are selling our property.</p>
<p>Issue is about abuse of Council Tax being avoided for holiday lettings. If 50% surcharge was paid on all second homes and holiday lettings small businesses receipts to Powys CC would increase substantially.</p>
<p>Powys Council sees second homes as an evil which deprives local people of housing and which is also (paradoxically) a useful cash cow, It is too easy a target, useful for inciting hostility to outsiders or those making a profit. The fact is that if you depend heavily on a tourist economy (as you do) deterring people from holidaying in the area is an own goal. Any second homes that are sold up are likely to be bought by other second home owners or incomers e.g. retirees. Local people on the low incomes that are typical in Powys will not be able to afford them. Your assumption is that second home owners are wealthy and have no local connections - neither is true in my case nor I suspect in many others. Targeting us is simply lazy politics instead of thinking of more imaginative and positive ways to save and spend your money.</p>
<p>The service provided by POWys council is below standard- e.g. closing the recycling centre in Machynlleth was a disgrace.</p> <p>The council should provide a rebate for the months that access to our property was prevented by law. Charging council tax during these periods needs to be challenged,</p>
<p>Powys is a big county and the impacts you are trying to ascertain vary enormously across the county. What might have a positive economic impact in a rural area may have a negative impact in a built up area etc. The same applies to the other aspects. For example , in a rural area, if second home ownership is less attractive, houses may sit empty if there are no jobs in the local area to support someone living there full time.</p> <p>The proposal also smacks of racism - punishing people financially who are not "from here" rather sends the wrong message.</p>
<p>IN MY CASE AS ABOVE IT IS AN INHERITED COTTAGE THAT HAS BEEN IN MY FAMILY FOR SIXTY YEARS.I CAN TRACE THE FAMILY OF MY LATE WIFE AND MY OWN FOR OVER 200 YEARS. 4 OF MY DIRECT DECENDANTS HAVE BEEN THE LORD MAYOR OF LLANIDLOES WHO ALL GAVE OF THEIR SERVICES FREE (ONE IS STILL ALIVE)</p> <p>MY FATHER WAS MEMBER AND MUSICAL DIRECTOR OF THE BAND FOR 43 YEARS(MY WIFE AND TWO CHILDREN WERE BORN IN LLANIDLOES)</p> <p>AND RECEIVED NOT ONE PENNY.I PERFORMED NUMEROUS CHARITABLE ACTS BEFORE BEING FORCED INTO MILITARY SERVICE. ALL MY RELATIVE INCLUDING MY PARENTS AND BROTHER ARE BURIED IN THE LOCAL CEMETARY</p> <p>THE PENALTY SHOULD BE REVIEWED AND EVERYBODY TREATED THE SAME NOT IN THE DRACONIAN</p>

UNJUST MANNER YOU HAVE IMPOSED
WHAT DO YOU SUGGEST I DO
#ICANT VISIT DUE TO AGE
I CANT SELL-NOBODY WANTS IT
ICANT AFFORD YOUR TAXES
IPAY MORE FOR A SMALL 2 UP 2 DOWN (NO TOILET DOWN STAIRS) THAN
MY MAIN 5 BEDROOM HOUSE IN CHESHIRE
THIS IS DISCRMINATION AT ITS WORSE.

1). Not all second homes can be occupied throughout the year. Our property is uninhabitable in winter as it is a summerhouse and cannot be altered or insulated as a listed building. There should be some account taken for this situation as it would be unsuitable as a first home for anyone.
2). Current restrictions on visiting in 20/21 due to Covid have denied us access though your charges have included the premium. This is unfair and unjustified in the circumstances.

I believe our being charged even the current premium on the council tax is grossly unfair. We use the services slightly less than most other people because we are only here about 70% of the time but we already pay much more. We will not be able to afford the increase without reducing spending elsewhere. How does that benefit anyone?

It could be argued that owners of second homes and holiday homes use less of the services that Powys offers. They do not send their children to school in the county, they do not use the social services offered, probably do not use the library etc and use the refuse collection less regularly than permanent residents. If anything there should be a discount for this group of residents rather than imposing an additional charge.

We have owned our holiday home in Powys for over 40 years. My father bought it to realise his dream of living in the countryside and now it is used by his descendants, about 14 families, on a regular basis. We realise and appreciate how lucky we are and how privileged to have such an asset, but it does cost a lot of money. We understand that the council needs ever increasing income and has suffered central govt cuts, but we do not need or use all the services the council provides (education, social care etc, for which we are paying in our own home areas) and feel it is somewhat unfair to increase CT the premium even more. We know many local residents, shop locally and provide some employment for local people, and they have told us that they value regular visitors and we are not depriving anyone local of a potential house.

I think the increased premium on second homes is unfair given that periodic occupation necessarily involves considerably less use of the facilities for which council tax is raised

The property we own is maintained to the highest standard and when we sell, as we will need to do in the future, a quality property will rejoin the market. This may not be the case for house owners.

Unless you're willing to invest in building affordable homes then to increase the cost of council tax is not a good idea. If you want to be really insular and unwelcoming then go ahead. If anything the council tax should be proportional to the services used.

Owners of such properties have no recourse to councillors as we have no vote (assuming we are registered at another address) and therefore are being taxed with no representation.
We also generally use fewer council facilities than permanent residents despite contributing more.

It has been difficult this year due to covid so we have not been able to use the cottage much.

As I have said you are looking to make extra funds for Powys and you have found a loop hole and you are using this to financially punish people who are Welsh born and it is their choice to keep their family home this is none of your business you cannot turn the question around and say what about the locals this is now what happens in the world. You should protect the property for the Welsh but sadly some people will never get on the housing market stop punishing people whose family have passed away just to pay your bills. You need to think again you need to live in the real world rural areas have often suffered from poor management of funds, this is all it is. When non Welsh see these taxes they are not going to buy houses in Wales this is not the Dordogne you need to move with the times.

It is important to note that people have periodically occupied properties for a number of reasons. I have recently inherited my mother's home, since she died. I need to keep this because my brother who has a disability lives in residential care, but not for 52 weeks of the year - therefore I need to return to care for him in that house periodically throughout the year.

Although in effect I pay council tax twice, and at a much higher rate in the home I own in Powys, I do support the premium. However, I would not support in increasing above 50%, since in principle I am not sure it does dissuade people from second home ownership.

As a tool to penalise those who have second homes/holiday lets I think there may be other avenues to explore - bearing in mind that people are in situations such as myself, or have a second home for many other reasons

They provide a multi faceted revenue stream for the local economy whilst providing a minor or zero burden on local services.

People who own these properties often have friends and relatives visiting and spend money in the community.

The money generated by increasing council tax on periodically occupied properties should be invested in supporting community led housing in Powys with a focus on affordable housing. Community led housing campaigns run by organisations such as the Wales Cooperative Centre have done the research and have the evidence to show how investing in community led housing strengthens community cohesion, improves economic opportunity and supports the vulnerable such as elder populations.

Leave them be. Many are family homes, families travelling back and forth for generations, who spend money when here and have friends here. Put up council tax, you will price them out. If they are forced to sell their homes they won't be afforded by locals.

1. I don't see a link between paying more for Council Services and the presence of second homes. Second homes use less Council Services.
2. The increase in Council Tax is being used to discourage second homes and make more houses available. I don't believe there is a real housing shortage in Powys due to second homes. The main cause is mortgage availability and the low economy. The Coucil needs to continue to improve the local economy for the people of Powys rather than look for scapegoats.
3. I believe some degree of second home ownership is beneficial to the economy.
4. I see few second homes but if there were too many I could understand the effect on communities, but this is not the case in Powys where there are very healthy communities with or without second homes.
5. Second home owners are part of the community. We are very welcome by the community and contribute to it, but the Council is clearly not welcoming us at all.

i am worried that there does not seem to be much thoughts on individuals when making decisions around increases or council tax and feel that each case should be considered on there own merits and concessions etc. given accordingly

The town is declining and has been for many years, This will price out many 2nd home owners . They bring in outside income and a reduction in this will only exacerbate further decline in the town. Local business's especially in the retail and hospitality sectors cannot survive on local people only. See the number of local business that have closed recently, (pre pandemic). This applies across the whole of Powys.

With less properties resulting in less income coming into the town, there will be less employment and more locals will need to leave the area to find employment meaning less affordable housing is needed. I would also question how many holiday homes are suitable affordable housing, In addition house prices may crash leading to further poverty, The current discrimination against 2nd homes is politically driven. Coming from a Local Welsh Family I fear that Wales is now being perceived as anti anyone living in England, Any increase will increase this sense of injustice to the detriment of Mid Wales and the appreciation of the wonderful Welsh Culture.

<p>In our instance the house we bought was on its way to being derelict and had been on the market for a long time. Councils need to provide housing for local people (a situation common to 'holiday areas' all over the UK). There needs to be a balance between local housing needs and the need for holiday accommodation which provides so much money for the local, very rural, economy.</p>
<p>Why penalise infrequent visitors to the area when visiting for a holiday which helps sustain/increase the local economy</p>
<p>Our family have lived at the property since 1951, with my sister and I using it as our second home since the early 1990's We have deep links to the area and try to support it in whatever way we can.</p>
<p>You know that this charge is totally unfair and not IN ANY WAY justifiable. You ask my opinion on increasing this level of this theft, are you mad?</p> <p>This charge should be scrapped and all overcharged amounts refunded. It will have no benefit whatsoever to your country , Powys or the local community because all it does is alienate tourists and visitors to Wales. I would love to leave you to stew in your Welsh misery, You have made my life most uncomfortable and all I want to do is get out of Wales.</p>
<p>Periodically occupied properties (ours at least) place less of a burden on services paid for by Council Tax, so it seems unfair that an additional premium is being considered.</p>
<p>The 50% premium was introduced in 2017. How successful has this been in increasing availability of affordable housing and increasing council tax revenue? It would be useful to see how effective the policy has been before extending it. Do you publish this for Powys? I have seen assessments for other regions.</p> <p>As a second home owner, we are not permitted to choose to vote in Wales. We understand this policy for UK elections, but why shouldn't we be allowed to vote in Welsh elections. The principle of "No taxation without representation" is a fundamental right of democracy.</p>
<p>Many or most periodically occupied properties are not in demand as permanent residences by local people. They are in accessible, inconvenient for public transport, not close to centres of employment, not close to local amenities, have high maintenance/repair costs and are expensive to heat. Many have been rescued from dereliction.</p> <p>The law was intended to discourage foreign property speculators, not people who wanted to spend time in Powys.</p>
<p>This proposal seems to rest on the idea that second-home residents would just accept the additional tax premium. That view is delusional. We love Wales, especially this charming corner of it, but we are not fools and resent being treated as such.</p>
<p>Owners of periodically occupied properties make a positive contribution to the local community and local economy. The council tax premium is a 'tax of envy' and neither just nor fair!</p>
<p>I purchased my cottage as a wreck from the council and it presently is too basic to rent out. My family and I always support local businesses. As a pensioner, I could not afford 200% council tax and would feel very sad to let my place go.</p>
<p>After 20+ years as a second home owner who has done much to support the local community, after almost a year of COVID-19, after having received rude letters from the Welsh government telling me I am unwelcome at the present, the news about proposed rates increases fills me with disgust and a lack of confidence in PCC's judgement.</p>
<p>None of the above applies to me I do not own a periodically occupied property</p>
<p>On the whole, periodically occupied properties have a positive influence in Powys. They are mostly properties in which locals do not want to live, eg. isolated or far from amenities such as schools and shops. Initially, they are often derelict or in poor condition, and the new owners bring them up to a habitable standard, benefitting the local area by removing eyesores and giving work to local tradesmen. When eventually returned to the housing stock when owners die or can no longer travel, they are in good condition and have increased the availability of good quality housing stock. If still too isolated for locals and continuing to be bought as holiday lets, they encourage tourism in Powys, supporting the local economy. There is absolutely no reason to penalise people who own these homes.</p>

<p>Very few authorities add a premium, and to even consider raising it is reprehensible, i have property in another Welsh county which does not attract this and i am considering selling my existing ones here and buying there instead</p>
<p>They bring regenerative cash into a local economy in terms of initial building works, thereafter they bring visitors who support local business.</p>
<p>As Welsh born it is felt that we have just as much right to live in Wales as the next Welshman. Through economic circumstances ,that does not allow us to live here all the time but the desire to live and contribute to Wales is important to us and to be further penalised for that is disappointing .</p>
<p>The Coronavirus has affected my ability to visit my second home. I received a letter from you which told me not to visit my second home which I complied with. If this pandemic continues over the next year fewer people will be able to visit Wales which will have an effect on all the local communities and on tourism.</p>
<p>I would like to help keep holiday businesses thrive and keep Wales open and welcoming. I am strongly against second homes and think they should be taxed out of existence. I would like to see other policies from govt to actively promote rural communities including assisted housing for the young and low paid. I would strongly promote the construction of rural council housing to fill this gap</p>
<p>Our cottage is tiny. There is no road to it, no gas, electricity or running water. We love it. When we bought it in the 1970's it had been occupied by sheep for many years, the roof, windows and door had collapsed. We have restored it very simply, and have encouraged wildlife around it. We love the countryside around, and we love the local people. And we love Wales!</p>
<p>I really do think that the council should seriously re consider the council tax increase. It is such a shame that privately owned homes that are used exclusively by their owners and who do not use them as a business or have any income from them should be penalised for properties that are used for an income. I also think that if you have lived there for over a number of years the tax should not be increased again. I love Wales and have contributed to the economy of Wales with my shopping, and the increase in council tax among other things. I bought a derelict empty cottage and made it a home again using local people who needed work again contributing to the economy. You are being unjust</p>
<p>I and my family have owned property in Wales for almost 50 years. During that time I myself, my family and friends have very much enjoyed contributing to and being part of the local social, economic, farming and cultural communities in our area including giving employment for local contractors. We are all truly dismayed at the suggestion that we should now be financially penalised (even further) for doing so. People who have second houses tend not to burden local health care systems or educational institutions. Increasing diversity is generally considered to be factor in building resilience in any environment and the events of the past year in which tourism has been decimated by Covid have surely demonstrated the need to encourage visitors of all kinds when restrictions are lifted. Identifying 'outsiders' as responsible for the problems in the local economy is the kind of xenophobia that failing right wing politicians use and I'd expect more from the great Welsh nation.</p>
<p>Powys risks losing the subsidy that second homeowners give them by using far fewer services, ie schools, social services, libraries refuse etc etc than full time residents. If they switch to letting they will pay far less rates.</p>
<p>They bring a lot of business into the local economy. Every changeover brings in £500 in cleaning costs, laundry, hampers etc. And I get no benefit from the council tax (e.g. have to arrange private rubbish collection). So I would resent an increase in council tax.</p>
<p>it is understandable that a premium would be charged but it is in some ways bizarre. if the property is only occupied for limited days actually there is fewer bin collections, less wear and tear of the nearby roads etc so arguably the occupier is less of a drain/cost on local services. so an increase of over 50% is illogical.</p>
<p>Some questions have not been answered since our use of this property has no additional impact and therefore my view is not appropriate</p>

I think I have made my feelings known. But just to reiterate, I believe that Wales is a beautiful country and UK residents should be encouraged to visit it. I think staycation is here to stay for the medium term and Wales should market itself during this period. Tourism is key for a healthy Welsh economy, particularly in rural communities. The Welsh Government should be encouraging investment in Holiday Homes as they bring people into country who help maintain the hospitality sector, which has been very badly hit of late, and general use of local shops and tourist attractions.

There is no properly challenged and objective published economic or social justification for any premium. Powys just jumped on George Osborne's desperate measures to gouge any kind of tax from easy targets.

Why not go the whole way and ban people from having second homes in Powys; it would be more honest than stigmatizing us as second class neighbours not fit to be part of the community.

It seems unfair to impose a premium on periodically occupied properties, when they are bringing holiday makers to the area who will be spending money locally. Also providing employment for local people.

Ironically if periodically occupied properties were sold due to uneconomic reasons and were subsequently occupied full time, the council would receive less income. What is the endgame?

Property is kept in good order using local tradesmen. Money is spent supporting local shopkeepers. I and my family contribute to village activities.

I entirely appreciate, as surely everyone does, the pressures on the finances of the council and even more than that, the pressure on local housing and the desire to make it possible for those in the community to remain, live, thrive and bring up families there.

However, I fear that this step will backfire: it will do nothing to alleviate the pressures on housing and will create ill will. It seems inspired by a view that those who own properties that are not occupied the whole time are a) not from the community and b) not as committed to it. But there are lots of reasons why this might be the case.

I also suspect that it will hurt the council's finances, reducing the number of those who pay a premium, and pushing up the number of full time retired people.

I strongly suggest the council carries out further surveys of the nature of its residents' stake in the community - and the money they invest - before taking a step which might be politically very popular, but prove to be bad economics as well as causing antagonism.

It would be good if second home owners could have the option to take part in a scheme where they could rent a room or the house when they are not there to provide emergency and temporary housing for those in need locally, this could then be reflected in their council tax.

Powys Council should look at the REASON why a home is 'periodically occupied.'

In our case it's because of death.

There is no way we can recoup expense of extra Council Tax, by rental, as that would require significant expenditure first.

If someone is profiting from a 2nd home, then they will be paying extra income tax, which goes into the communal coffers.

I bitterly regret what I have observed to be a growing hostility to 'incomers', absolutely not in the community where we are but in the media and from your local and national government. Covid 19 knows no national boundaries and the way in which the Welsh government has responded (unless they want financial support) is to draw up the drawbridge. I have been unable to see my aged mother (the reason we bought the cottage, to be close to her) and this I resent.

I would urge you not to capitalise on the current climate but instead to be open and welcoming.

Wales is a beautiful place and we have spend some many happy years there. I know we have contributed in many ways to the local economy and feel very much a part of it.

We purchased the property in 1998 ,we understood the property had been on the market for some time.The property needed extensive work doing on it,which we undertook ourselves.This was an affordable house but was never taken up locally.Over the years we have become very much part of the community and viewed by our peers has hard working and taking great pride in our property.For

example the village took possession of two defibrillators ,been an Electrician I wired them up.We have experienced the highs and lows of the village, attending both marriages and funerals etc.Being a practical person my door has always been knocked for various reasons when neighbours have required assistance.Within the village people have been shocked to hear we pay 150% council tax saying how unfair that is.As I stated earlier we spend around 150/180 nights in our second home, this always includes Christmas and new year.We are saddened by Powys county councils attitude over the last few years towards second home owners in the county.

From what I can see ,and I use our village as an example when houses are put on the market and sold,it is always a retired couple from England who buy into the village.We have 21 houses in our side of the village all occupied by people originally from England.This has a bigger impact on the Welsh language than perhaps second home owners.And to answer a question on the local economy ,this has suffered but this is due to a number of reasons, including home deliveries and companies like Amazon .If you take our village as example delivery vans are constantly up and down all day but this is probably typical of any street in the UK.How ever when we are there we shop locally.

I would like to raise a point on affordable housing for local people.There was a property within the village that had a 106 local occupancy order on it.The occupier applied to have it removed this year and was successful.It was then marketed and sold to an out of country family.Why did Powys county council do this?This is not giving local people a chance of buying into the village. I believe Powys needs serious investment to try and get the youth of Powys to invest their futures in the county thus preserving the Welsh language at the same time.Sadly I have known many youngsters leave the area for England for education and employment over the years.Might I suggest with the greatest of respect not every negative thing is down to the second home owner in Powys.

I think if you have an area with a high amount of these properties it could cause a problem to that area . I think you should categorise.

Perhaps bring this charge in on properties that are being brought now . Not on properties that have been owned for a number of years .

Please see all my comments above. Regarding my case, I can see that I am an unusual case, but I would like you to consider including self-employed people like myself in the same bracket as those that work for the government, military and companies who need a home in the area for their work and therefore pay the standard council tax. I would be really unhappy if I had to pay even more council tax - I just don't earn enough.

There are people in my area who have second homes here, but haven't been picked up by the system and therefore pay the standard rate. Often they have owned their houses for many years and just visit from time to time and contribute very little.

There are people in my area who use their second homes as holiday lets and pay no council tax with zero rated business rates - they do little for the local area, but do make a good income to use elsewhere.

I would be very happy to discuss my case with someone: rosegrandage@yahoo.com

Please consider the case that I have truthfully set out and respond to me.

Although latterly I had a house in Shropshire, due to a change in my circumstances, I have spent much of my adult life living in Powys and created a business there and was one of the three founders of the Wye Foundation which has made a significant contribution to Powys.

I have expressed my very strong opposition as I have gone. If my experience is shared by others:

1. the local economy / tourism will suffer
2. therefore the economic impact will be negative
3. wealthy 2nd home owners should be welcomed - they employ local people / spend readily in local shops
4. the impression is that we are unwelcome for political or cultural reasons (despite me being welsh)
5. this is a small minded policy that breeds resentment and a dislike of the way PCC runs its affairs
6. in the grand scheme of things how nmuch money will this actually raise - I guess not a lot?

There is no link between such properties and the amount of affordable housing in Powys. Such properties are important for Welsh people living elsewhere to visit Wales and to maintain and develop their linguistic skills in Welsh

I appreciate that we all have to contribute especially in these difficult times . However, the arbitrary increase in the current high council tax premium is not going to increase the net revenue receipts in the way that has been assumed and may lead to a reduction in money in the community with a reduction in the money available to local tradespeople and businesses.

There needs to be a more targeted approach so that suitable accommodation at an affordable rate is provided and not by the very onerous requirements and licences approach but by encouragement. Many of the properties subject to the council tax premium are I suspect not of a sufficient standard to be rented and so will not be available as affordable accommodation without suitable grants etc if the owners wished to rent their property out.

We have family connections in our area and the Covid 19 lockdowns showed how important keeping up the connections prove to be.

I do not like to see second homes left empty for much of the year. In cases where the property is regularly 'let' I think it benefits Tourism and the local community.

Please look at improving the options for household waste and recycling options available for owners of periodically occupied properties. I applaud the aim to increase recycling and reduce household waste but only offering this from the doorstep on weekly or 3 weekly cycles means we are rarely present to utilise these services.

In the past there were large communal bins in a central position in the village or in nearby towns where we could deposit our recycling and waste which was most helpful.

Thank you

Periodically owned property owners bring in Outside money that is spent in the local vicinity of the property owners area Therefore already supporting the local community., Hiking council taxes seems unfair,because someone has worked hard to buy there dream second home, only to be taxed even higher because they have worked hard.

The above questions are all politically phrased in favour of the County Council. As as seen in 2017 no notice of the concerns those paying rate premiums of 50% is taken into account. I think this is a expensive paper exercise and the decision has already been made. I pay the premium rate knowing it helps the community. This additional increase of 25%, which no doubt will be pushed through for 2021 and will not stop until the full premium 100% is forced upon us.

I have worked hard all my life, to achieve a reasonable standard living, only to have it slowly eroded away by these continuous demands by you and others on my small income.

I think the 50% premium us already high enough, so any further increase should be avoided.

Maybe you could save some money by refraining from sending expensive paper letters and emailing us instead.

We feel almost insulted by your proposal to raise Council Tax once more. We accepted the first increase with good grace recognising that we are privileged to have a cottage in a wonderful place. But using us as a cynical way to raise money is not the way to treat us.

Whatever the second home is used for it brings variety and diversity to the local community. Gives rather than takes.

I have already filled in this form by post but wish to add comments. Periodically occupied properties have a positive impact on the local economy. Our cottage above Trefeglwys was uninhabitable when we bought it; cattle were sheltering in it, virtually a ruin. Restoration and subsequent improvements have been carried out by local firms. We still employ local people to help maintain it and its surroundings and we shop locally. We do not use local facilities for which the council is responsible. Increasing council tax would discourage people from taking over unoccupied properties.

It has been frustrating that coronavirus has prevented us using the property for which you are now considering a further increase in tax.

I suggest that owners faced with higher tax demand should be invited instead to make donations to

<p>local charities named by the council and beneficial to the latter's interests. This would attract 25% increase from the government.</p>
<p>It seems very unfair to charge a premium at all. This year these properties have been unusable for 30% of the year and yet we still have to pay full council tax. we use very little of council facilities compared to permanent dwellers and contribute to the local tourist and hospitality economy. Drive us away , and the local people will suffer</p>
<p>Bearing in mind that periodically occupied properties reduce the impact on councils' budgets which would increase considerably should the properties be occupied permanently - it is clearly unfair to penalise the owners of such properties especially (as in our case) in circumstances where ties to the area are historically strong.</p>
<p>Stop exploiting the people who make an effort, to subsidise those who cannot be bothered. Do not hike up costs further, reduce them equally. Stop the discriminatory attitude to those who actually invest in Powys otherwise they will leave.</p>
<p>Our own property is not suitable for year-round habitation and would not be suitable for use by a long-term tenant It is inaccessible by road, does not have mains water/gas/electricity, is not connected to any sewers and has no inside sanitation. There is no hot water or heating at the property, only a small wood burning stove. There is no way to transport large quantities of gas or coal to the property to change this. We have never had a waste collection from the property. I believe that it should be possible for Powys to assess certain second homes by their own individual circumstances and assess the relevance of the proposed increased council tax accordingly. We do not let the property out and so have no income from the property which was originally purchased by our family over 60 years ago. We would welcome a visit to the property to recognise our individual case.</p>
<p>Council tax used to be a charge for services consumed within the community Periodically occupied houses consume less services compared to fully occupied. It seems to have become a property tax or a way of raising revenue. Some of these houses would simply have disappeared into the mud .</p>
<p>i have said in the above comment.</p>
<p>Not all periodically occupied properties are holiday homes / lets, some our the birth places but the rural nature of Powys means not all job occupations can be found locally. Suggest increase business type taxes (or ensure they are paid) when run as businesses.</p>
<p>The house I own has been in the family for over 70 years. It is a "Council House" built in the late 1940's. I was raised there along with my five siblings, and all of us have used the house as a way of connecting our now widely dispersed children, and grandchildren, with the joy and beauty of growing up in rural Wales.</p>
<p>An annexe that cannot be sold separately to the main house or used as a holiday let/private rental (as in our case) should be treated differently to other periodically occupied properties. Such an annexe should only incur the standard council tax charge with no additional premium.</p>
<p>"Ghost villages" in picturesque parts of Wales are becoming the norm. Without locals LIVING in these places, the community loses everything - schools, shops, pubs- so the village becomes an empty dormitory. Dale in Pembrokeshire is a case in point. Everything's gone.</p>
<p>increasing the rates would have a negative effect on how second home properties Running a holiday let property has high maintenance running costs to keep it in a good standard. most properties would use local craftsmen to carry out any repairs and maintenance, purchasing supplies from local sources.</p>
<p>I always feel so sad when it is necessary for me to leave my Welsh home and return to the rented property in Essex.</p>
<p>My periodically used property contributes a lot to the local community, if it wasn't for covid I would have had more books and maybe got to the stage where it would support me 100% financially and allow me to employ additional local help for cleaning - I already employ the services of a local window cleaner and gardener. My house is kept clean and tidy at all times.</p>

Yes I do know of properties that are standing empty as never used, owned by folk away who have never lived or worked locally - I appreciate you have a difficult decision but at least staying at 150% is a halfway house going to 200% would be unreasonable and greedy of the council and you definitely not persuade those with mainly empty homes to put them up for long term let.

We already pay more than others and we very rarely use the services of the council such as bin collections. This seems unfair. Also this year we have not been able to visit due to local lockdown rules but still pay the excess premium. Again this seems unreasonable and then we are told the premium is proposed to go up.!

We clearly do not support the proposed increase.

Tourism is a huge potential growth area for Wales - it is a wonderful country and relatively untapped from the tourist point of view. Losing this sort of accommodation - which would happen - would shoot yourselves in the foot.

I am a local resident in Caersws/Llanwnnog/Pontdolgoch area and moved away when I was younger for education and work, I have returned to the area 5 years ago (for work) and have been unable to purchase a property, I've lost out on 2 properties who were sold as second homes/holiday homes. There is also a beautiful property which has been left into disrepair and is now derelict as it's a second home/holiday home that the owners no longer visit or care about.

I think it is very unfair charging more, even 50 per cent, as we do not use your Health services, waste disposal, libraries, leisure facilities, education facilities.

I have never understood why it should be necessary to charge people more for occupying a house for a shorter time. The argument that such house owners are depriving locals of an (affordable) place to live is bogus. (It certainly is in my case - see above.) We use the Council services to a considerably lesser extent and yet are charged more. We also spend more money per head than the locals. The truth of this matter is that councils use periodically occupied homes as a convenient cash-cow - much as road-side parking is used in all the cities of the country. A charge is no doubt necessary for such parking but the level of charge imposed now is extortionate. As I have said, to charge some householders more while providing them with less has no moral validity. You do it because you can.

I can understand why Powys would want more homes for the local community, but outside visitors are a healthy asset as well, and should not be penalized for coming to Wales to invest in the local communities in every way, economically, providing employment in some cases, and socially. Although this is a second home, we are very much part of Dolanog and regard many of the local people as close friends. I suspect a lot of second home owners are similar. Where second homes are largely left unoccupied then you may have a point. Since the lockdown, we have respected our local community and not visited our house nearly as much as we normally would.

I am a Welsh woman, born and brought up in Merthyr Tydfil, I spent holiday times as a child on my grandparents farm on the Epynt. I am pleased to allow my children and grandchildren to have the experience of the beauties of Wales.

Other local authorities have considered the introduction of a premium tax on periodically occupied properties and recognised its significantly adverse affect. A thorough and robust impact assessment should be undertaken on the disastrous impact of this regressive tax altogether rather than a narrow attempt to increase council revenues which is likely to have a further serious negative impact on the local economy and the medium/longer term future of Powys.

We hugely value our house in Wales, though we live in England much of the time. However, we spend up to 30% of the year in Wales (when COVID isn't restricting us). It has enriched our lives, and I think it has enriched the lives of people where we have our house. We always make a point of spending locally, and we probably spend the majority of our disposable income in Powys, and not in England, as we feel we are on holiday there. We also contribute to local life, and take part in events, give to local charities and employ local people.

I think that if the council tax were to rise any more we would sell up and buy something in England.

Furthermore, with the new laws about holiday lets requiring sprinkler systems, which are very costly, we are being driven into a corner.

Second, ancestral home owners subsidise permanent residents, in that they do not use the services of the Council to anywhere near the same extent.

Reducing the disposable income of second home owners will negatively affect the hospitality industry and the retail businesses of the area in particular. See further details in my comments above.

I think exceptions to the subsidy should be made for ancestral homes, where the family over centuries (1526 in my case) have provided education, benefactions, legal advice, public service(High Sheriff of Radnorshire) and employment to very many people in the agricultural sector.

Not enough housing in Powys full stop.

1) A second home may not be a second owned home as in my case where I rented a flat elsewhere.

2) It's likely to be unfair if you have an arbitrary rule so means testing would need to be introduced.

3) Have you researched how many second home owners go on to move here?

4) Have you researched how many second home owners become considerable contributors to Community life viz. I edited the 320 page Community Book and became Chair of the local Heritage Trust.

It is socially inequitable, unfair and unnecessary to impose any premium on council tax for periodically occupied properties. Such properties, including ours, do contribute to the cost of providing services in Powys. We ask you to remove the premium from the council tax altogether and certainly not increase it.

Second home owners already pay extra council tax. The Council must see second home owners as an easy target to raise revenue. They have no vote when it comes to expressing dissatisfaction at local elections. There is no justification in the size of the proposed increase, just a nice round number, only that the Council needs money from somewhere.

We have owned our property since 1985. We have supported the local communities economically and socially. The only cost the Council incurs because of us is the administration of collecting Council tax. We do not have rubbish collections, tarmac road, street lighting, we do not use schools, or care homes, etc. In my opinion it is completely unacceptable to charge ANYTHING extra for nothing in return. We should only pay the standard charge. We should not pay extra. Because of its size (1 bedroom) and location (accessed via a worn out farm track across fields) it is not suitable for full time occupation, nor for letting as a holiday home to random visitors who would inconvenience the neighbours whose properties have to be crossed for access.

I think the answers to these questions department on how the individual periodically used homes are used.

I have left a lot of questions unanswered. The reason for this is that until recently my permanent home was in the Lake District and I considered the impact of second homes there was bad for local people. However in the case of our house in Powys I don't think our ownership has any particular effect. The cottage is very primitive, and very difficult to access; in our old age we have ceased to go there in winter as we can't get the car up through the mud. It is entirely unsuitable for permanent occupation by a family or anyone in need of housing which it is easy to get to work from. we don't let it because there are too many problems for someone unfamiliar with it to be able to be comfortable.

We sought unsuccessfully to have our Council Tax reduced during the period of the first lockdown when we were prevented under the Emergency Covid Regulations from travelling to Wales. The response given was that because the property was furnished no reduction in Council Tax could be made as the Government had not given any guidance on this. We feel this was morally wrong and leaves a 'bad taste' in that Powys was profiting on a technicality during the period we were prevented from occupying our property in Powys.

I am afraid that without periodically occupied properties in the rural areas of Powys, these local communities will be weakened even more than they are being at present through the financial cut backs that are already being made. In fact, it is only the periodically occupied properties and caravan parks that are helping to keep these areas afloat.

Second home owners already pay a high premium. For example we already pay 50% more than local residents for having refuse collected yet we usually only use that service up to 10 times a year (we take our rubbish home). Therefore if service cost £104 per year locals pay £2 per collection whereas we are currently paying £15.60 per collection. We therefore think we are already paying an extremely high premium.

Some periodically occupied properties (such as my own) are remotely situated and unattractive to some local residents, particularly those with young families, as I know from my own experience.

Not all properties that 2nd properties in Powys are bought for holiday let's or rentals. Our property is. A family home that has been in the family for over 100 years. The house does not use the services that it currently pays for ie waste collection, sewage etc. Most of the year and is only used by family and friends. And not as a holiday letting business. We are a family of welsh heritage with welsh speakers in the family.

I think that 150% is more than enough to pay in Council tax, considering what little benefits your customers get in return for it.

If the property was a business and rented out, the Council would get nothing.

DO NOT BITE THE HAND THAT FEEDS YOU ii

you will get people trying to avoid paying the increase and declaring homes as business. any new increases should only be applied to new buyers purchasing holiday/second homes - not people like my family who have owned the property - in a non tourist area - for over 40 years why are plaid cmyru run councils not imposing this increase, but pushing it as an agenda for other councils?

Most people work and as such, have limited time and funds, but as previously stated, it was bought with a long time view. We appreciate and understand, the pressure on council funds particularly at this time due to the pandemic, but by increasing the council tax, it does have a knock on affect with spending power.

Due to time of work and reduced wages, increased taxes would be a struggle, all taxes and utilities have been paid in full but due to restrictions, we have not been able to come to Wales since this pandemic began. We have followed the governments guidelines, your letter to us, asking us not to visit during this time, which as responsible home owners, we would not have done as we would not wanted to have brought this into the local area, possible adding to the burdens of and overwork NHS.

Many people have owned their property for many years, and are considered part of the local community, they use the local workforce for jobs that need doing, and bring different ideas to the local community, which enrich their lives,

It seems to me that this survey is to find excuses as to why the council tax should be increased, in all of the statements, one is asked how the impact of increasing council tax can be minimised, not, what effects raising the tax would have

Our second home is an extremely small property, formerly a tollhouse, which consists of one room and a toilet/shower room. It is of historical interest in the town of Rhayader and we have over the years of ownership restored the building and also built up numerous friendships with the local people in the town. We do not consider the property is suitable for a local family as their only home due to its size and we took this aspect into consideration when we were deciding on buying it.

Second home owners bring value to the local community and economy with their visits and as detailed above, we spend a good proportion of a year in Wales.

This seems like a very naive policy. So many second homes are very remote and the second home owners maintain them, and the heritage they represent. They also bring in tourism.

These houses, which must be relatively few are largely not suitable as affordable houses.

I see this as money grabbing and not solving the housing issue!

The whole basis of any premium on Council Tax for second home owners is based on mis-guided and false notions. It is simply a way of exploiting English or other nationalities to create a diversive environment and a sense of exclusivity based on a fortress Wales agenda that is so unwarranted in the global world where unity and fair mindness should be the objective of all of us, and most

particularly those in authority. It seems to be that if the Council intends to use the additional premiums to build affordable houses, then it is incumbent on it to demonstrate how this has been achieved over the preceding years. I would therefore like this questionnaire to be treated as a Freedom of Information Request to the Council to demonstrate and supply accounts to show the additional revenue collected and how many houses have been built with the money raised. However, I do not agree with the notion that the extra council Tax should be linked to the housing supply, as provision of affordable homes must NOT be linked to sources of funds other than those raised everywhere else in the Tax system or through borrowings, or with the cooperation of housing associations. The failure to provide adequate affordable houses in places where they are wanted is the responsibility of others and NOT second home owners.

Once we are back in normal times, hopefully by next summer or end of, we are selling up. I have been visiting this area of Powys for 72 years and my wife for 50 years. I was born in Brecon. We have lived in Powys, we have worked in Powys and my wife has taught in Powys. But we left Powys and returned to Liverpool not because we didn't like Powys but for economic and to further our careers. Of all the boys I knew back in the 50s and 60s only one remained in the village and I'm the only one who keeps coming back. The house we now own was home to my uncle, his brother and his mother, my grandmother. Both my uncles were farm labourers and my summers were spent helping or getting in the way on the farm where they worked all their working lives. My uncle died in the summer of 2012 aged 99. He left the cottage to my wife and me.

We have used the house ever since and it is used at all times of the year, there are no dead periods. During my Uncle's lifetime and our time as owners many family members and friends from all over the UK and from Denmark, Italy and America have stayed in the house. All have enjoyed their time in Powys. I have already told many of our friends about our decision and all have said that it would be unlikely they would ever visit Powys if we left, a compliment for us I suppose. Would we return for a visit? The answer is no. We asked our daughters if they wanted the house. They said, We don't want it; we don't feel the same way as you two. Anyway, why would we want a house where we're not wanted? That is, by the way, a polite version of what was said but they make a sound point.

Will we be sorry to leave after so long? Of course we will, it will be an enormous wrench but we are both aware that all things are transient and all things must pass. We will the friends and people of the village but we cannot keep paying enormous council tax increases every year as part of the council policy to drive people like us from the county and from Wales. Thankfully Liverpool council is more progressive. Imagine if it suddenly introduced enormous council tax rises for Welsh students because they didn't live permanently in the city, or because they had taken the place of a local student or because they don't contribute to the vibrant scouse culture or speak in a scouse accent. But then the city of Liverpool is renowned for its warm welcome, its wit, its vibrant and edgy nightlife and football. The city attracts people, all kinds of people, - there is no attempt to discourage certain types of people - from all over Europe and from all over the UK. The city would even welcome Powys council members and their student children.

Before I finish let us take a cursory look at two very different countries and cultures. Recently we were staying with friends in Copenhagen and we were taken to a summer home on one of the islands that dot the eastern coast. The Danes have these summer homes in forest areas, coastal areas and islands. Some are very expensive and some are inexpensive even by Powys standards. The one we stayed in cost our friends £40,000. Some of these summerhouses have restrictions on how many days they can be used and some do not. Our friends' house had no restrictions and so could be lived all year round. The Danes love them. In fact some Danes will even buy a summerhouse in Sweden and the people of Sweden are quite ok with that. On mid summer's day these homes are 'rammed' with family and friends. The Danes know that these types of periodically occupied homes bring a vibrant economic benefit to rural, coastal and island areas. In the very rural area we visit each year in Italy they too have a similar attitude. They don't mind if a German or a Netherlander or a Scot or even a Martian owns a property. What they don't like are empty properties because empty properties or properties that don't sell or properties that sell too cheaply are evidence of economic decline; even

<p>too many for sale house signs are seen by Italians as evidence of economic decline. To us periodically occupied properties are of no concern. We have made our decision and now that the decision has been made we feel quite liberated and we are looking forward to what happens next. Thank you and goodbye.</p>
<p>This is a rather poorly constructed and imprecise questionnaire. By linking the text boxes to specific answers alone, usually the negative ones, an opportunity has been lost to obtain valuable information. An important distinction should be made between properties primarily targeted at tourists, those utilised for other purposes and all the sub-categories in between. This simplistic one-size-fits-everyone model of property ownership is not appropriate. I understand that Powys County Council have severe funding difficulties but savaging an easily targeted minority is neither a just nor sensible approach. This questionnaire can only be answered from my own perspective. I have considerable family in the area still and may retire there fully in the near future.</p>
<p>see comments above overall this could lead to significant damage to the visitor economy incidentally we haven't been able to visit during the last 9 months due to the various Covid related restrictions and we have therefore not used a single resource but equally of course have not spent any money to stimulate the local economy</p>
<p>see earlier answer</p>
<p>While there are many people that go 'on holiday' to Wales, the idea that people live in one place and go to wales on holiday is antiquated for many. Many many people live half their time in wales and half on the road or in other properties. This is especially true for highly skilled people such as managers, entrepreneurs, sales people, tech industries , artists, etc Wales needs to attract these people. They bring skill, money, employ local services and often contribute significantly to local communities. Instead it is singling them out for extra taxation.</p>
<p>It is a political tax in my view - justified by the no second homes attitudes of welsh nationalists in the 1980s. I can understand also if you feel people need to live all the time in a property to be part of the community. Holiday lets have a positive impact on tourism by providing accommodation and partially occupied properties are a lower cost burden to the council because of much less requirements on health/education/police budgets - and yet we pay more tax. Our property is up a track with no electricity and the rates are now our major expense annually. Putting up the tax is easy for you to do as we have no choice in whether we pay or not and you do not alienate your residents - but is a tourist tax the right thing to do economically if we are a holiday let ?</p>
<p>To repeat myself. I am very proud of my upbringing and education in Llanfyllin. The many friends that my Wife and I have in the area is a huge factor in the appeal to spend time in the town and Wales in general. Our house is kept in excellent condition throughout the year, all down to our efforts and any local tradespersons that we engage. We are proud to own it.</p>
<p>The council should always put the needs of local communities and the local economy above those of POP owners, who are self-evidently more affluent and in a position to contribute more in local taxes to support services. Affordable housing for local people should always be the first consideration of the council.</p>
<p>Periodical visitors learn about the local communities and join in with fund raising and helping the local council maintain the general tidiness and appearance of area.</p>
<p>It's a bonkers policy and just says 'we only want your money for the local authority ' not for you to spend it in the local economy.</p>
<p>I would like to bring to your attention that the periodically occupied property was my family home in which I was born and raised speaking Welsh, myself and all my family are proud to be Welsh and are</p>

in constant contact with our home village, relatives and surroundings, it would be devastating to be priced/ driven out by Powys Council from my home of which has been in my family for nearly one hundred years.

I understand the need to review but the tourist and hospitality economy is fragile already. Driving costs up to tourists resulting in pricing them out will not help the economy recover. Would suggest a review and increase after covid restrictions have ended and tourist confidence has returned

Some periodically occupied properties (such as ours: Llethr, Llanwrthwl) are not suitable for year round occupation. The reasons are to do with the practicalities of everyday living, especially during the winter months.

For example:

- the access is poor and uncertain. It can be impossible in winter due to gradient/mud/ice and snow/floods
- there is no electricity supply; much of modern living is reliant on it
- there is no mains water
- there is no landline phone and/or unreliable mobile reception
- there is no postal delivery
- we don't own the land over which access is routed.

All these apply to our property. Some could be overcome by spending money - sometimes considerable amounts which we do not have.

Some of these deficiencies make the property unsuitable (illegal) for letting.

But during good weather months such a property is a joy! We go there to enjoy a simple life; we have not taken foreign holidays for years. We encourage our grandchildren to appreciate this simple life as well.

I greatly resent this additional charge as I rebuilt the cottage from derelict 50 years ago and have supported the Council with tax ever since.

Unfortunately, the council has flatly refused to support me by doing anything at all about the terrible state of the lane leading to it.

I strongly feel that the council is unfairly charging people who have no choice in the matter. I use very few of the local services, although I am happy to support them, and as I have said the C class road up to my gate on the hillside has become completely eroded but you will not do anything to help.

If you were to double the council tax it would come to almost the same as my much larger home in North Hampshire.

As a couple who use our second property as our second home we feel strongly that the premium council tax penalises us when we are the least users of council services. This year with Covid we have been prevented from using our cottage and feel we deserve a large discount on council tax rather than a further increase. We consciously support local businesses bringing more money to the local economy. Why don't you give us a vote as there should be no taxation without representation.

Please abolish the premium and give us a Covid lockdown discount.

Please do try to differentiate between cases where the property amounts to a business versus those which are genuinely a loved second home in a cherished community. Perhaps occupancy thresholds (nights spent per year by the owner) could be used to do this, as I understand applies to the truly wealthy (i.e., tax exile ex-patriots).

The figure stated for nights occupied in the financial year of 2019-20 is far from typical in my case, as I would usually spend much more time in mid-Wales over the course of a year. Personally, I was diagnosed with cancer in February 2019 when having an emergency operation. This illness, subsequent chemotherapy treatment and recent Covid restrictions have severely limited the time that I would normally spend in mid-Wales. Unfortunately I have just had major abdominal surgery for the same disease and further chemotherapy will be required.

As a pensioner, my income is finite and I already pay a substantial premium for Council Tax, whilst making virtually no demand on Council services.

<p>If these measures were introduced, the Council Tax take would reduce in the medium-term as further investment would be actively discouraged and existing owners will seek various means to mitigate this very unfair, penal proposal.</p> <p>Future investment in properties, barn conversions and other disused buildings that would not otherwise ever be developed and occupied would simply not materialise.</p> <p>The proposed measures represent a short sighted and economically regressive step, without any adequate financial modelling or due process. If the measures are evidence-based, then the Council should be ready to justify their position based on objective modelling of the effects, including the economic impacts. If the Council is serious about affordable housing, it should develop an effective strategy focused on the main areas of population in market towns such as Newtown, Caersws, Llanidloes and Welshpool.</p>
<p>I'd like to understand why taxing second homes seems to be the strategy to create new housing. Why not build affordable houses instead. The types of second homes people have in Powys are often not what locals buy anyway as they can be expensive to keep and maintain. Eg old cottages. No central heating or gas etc. You're just encouraging people to let them out as holiday let's and receive tax discounts so I think it's counter productive. Also the question regarding what I think would be the most appropriate % increase only has 50%, 75% or 100% as options How about 0%.</p>
<p>Please don't do it. It is making it more difficult to sustain the decision to stay. I am Welsh, from the village but our work is not here so neither can we be full time</p>
<p>You should be scrapping the 50% charge not increasing it, you are driving people away.</p>
<p>There is a wealth of housing stock in Powys which is outside the reach of many, particularly first time buyers. Having properties which support visitors and tourism boosts the economy and should be encouraged, not discouraged. It is such a shame, as a Welshman, to be made to feel unwanted in my own country.</p>
<p>Wherever possible we support the local community and traders . If we hadn't renovated the property it would have dilapidated further and become an eyesore in the village. Brings tourism to the area .</p>
<p>We have the house because it didn't sell when it was on the market. I don't think we are keeping a house from local residents.</p>
<p>There are many brown field sites in the area that could be utilised for affordable housing, purpose built new properties contracted to a high level of energy efficiency. I would suggest the Council look to explore these opportunities with local enterprise using their powers of planning to make these viable. Picking off the few holiday homes will not resolve the problem let alone provide a short term solution. The Council need to think bigger if it is going to address the problem, become more imaginative and think out side the box. Taxing the low level fruit is not the answer.</p>
<p>Our house has been lived in by successive members of my family starting with my maternal grandfather & grandmother since shortly after it was built in 1930 (i.e 90 yrs ago). Both are buried in Llanelwedd churchyard. My grandfather was born in Newbridge -on -Wye so family links with the area are very strong. My children & grandchildren have spent a lot of their childhood & are very attached to it. My elder daughter is now buried at her request in the churchyard of St Cewydd's on the opposite side of the road to our house. My husband also has strong links to the area, his grandfather was born into a Pugh family of stonemasons in Talgarth & his grandmother was a Games from Cwm Du . The Games are a very well known local family, being the descendants of Dafydd Gam of Llantilio Groesenny . He was the guardian of the young Henry Fifth at Monmouth.</p>
<p>I am surprised that properties near me are not used regularly.</p>
<p>You should see holiday homes as an opportunity and not a threat. Many are in remote locations where there are few jobs, but people on holiday bring money into the local economy by spending locally. Concerns about affordable housing could be met by building more in the areas where they are actually needed, hence creating employment for those building, more homes for those needing them and more income for the council from the increase in the number of homes, hence the increase in council tax receipts. I feel that Powys Council mistakenly see holiday home owners as people to be</p>

removed from Powys rather than looking at the things I have outlined here and seeing them as an opportunity to be welcomed.

Why are they viewed as a negative? Many second home owners regard their property as exactly that, a home. They bring their custom to local shops and businesses and often spend considerable amounts of money locally whilst taking nothing from local services (schools hospitals police etc)

With lockdown prohibiting travel to second homes across the UK, homeowners have been charged for services which they have not received.

This is an extremely ill timed proposal from Powys who should be refunding their homeowners for the many weeks in which they have been prohibited from receiving any of the services which Council Tax should be providing.

they are creating huge problems in our communities and create empty villages

Most public comments in recent years about holiday/second homes have been very negative and stereotyped. I think there is much more to the situation and ways in which properties can be seen to benefit the local area. It would have been worth asking an open question in this survey about why someone currently owns the house and what their connection with the area is. Second home owners are not all rich business people who exploit local resources without giving anything back to the community. My family come from the area where I have a house and have been based there for several hundred years, although not every generation has lived in the area. Our house is one way we maintain the connection. This survey is a missed opportunity to find out more about "pops" and to look more positively about ways to increase local connections and for mutual benefits.

I am concerned that village life is dying as second home owners rarely join in with village life or support our events, clubs and groups. At least second homes that are constantly occupied by tourists (and I assume pay business rates) for most of the year are spending money in our village and the wider area.

I have appealed to the Valuations Tribunal for a rebate/refund of council tax paid from the 23rd March 2020 - as advised by Powys County Council revenues section.

The reason being is that it cannot be classed as a periodically occupied property because the Welsh Government (Mark Drakeford - First Minister) and Dr Carline Turner, Chief Executive of Powys CC have advised people travelling to Wales, which includes Brecon not to travel because of the Covid-19 restrictions/rules.

Personal addressed letter to me from Dr Turner back in May 2020.

Conclusion being - I cannot occupy my own property, so why should I pay an additional council tax premium?!

We cannot see any justification for a higher level of council tax simply on the basis that this is not considered our main residence. The area of Powys we live in is very rural and isolated.

We are more than happy to pay for the services like anybody else in the area. We feel we contribute to the local economy, contribute to the welfare of a near neighbour, so find it very frustrating to pay a higher level of council tax.

During 2020, access has been denied to many such properties. Users have not used council provided services. Rather than increasing Council Tax, a refund to reflect the services not used would be more appropriate!

Sadly second homes too costly as affordable housing. If people sell will only encourage wealthier old people from England to move in which may or may not be good for Powys.

I inherited my second home from my parents and it is where I grew up so have an emotional attachment. Lack of employment for educated young people in Powys meant I had to work full time elsewhere

I own a renovated property which was derelict before I bought it. Over the years I have employed local people for servicing and maintenance, used local shops and contributed a substantial sum to the local economy. I am beginning to find the nativist attitudes of the Welsh authorities more than a little distasteful.

<p>As an accidental second home owner who has deep roots in the local community. I do feel that second home owners are often treated as the proverbial sacrificial lamb by PCC. A more holistic approach should be taken to try and understand the motivation of those who have made a second home in Powys, and their contributions to the economy and the diversity they bring.</p>
<p>The Council Tax premium policy is a blunt instrument that does not address the complex needs of housing/affordability, and fails to reflect the way people live and work today (based on an outdated concept of second homes) and the inter-connectedness of the world we live in. The policy fails to reflect that owners of such properties have minimal impact/use of local services, but contribute significantly more. The policy also fails to reflect the significant financial contribution that such homes make to the local economy. Any such policy should operate on a sliding scale reflecting time people live in their homes, with all monies from the scheme being ringfenced specifically for the purposes of funding affordable housing.</p>
<p>Apart from the negative impact on local communities and economies if owners decide to sell up, it is not equitable to levy disproportionately high charges on individuals who on the one hand make a significant contribution to communities yet on the other do not use/benefit directly from local services, including healthcare.</p>
<p>Traditional large rural properties situated long distance from habitation are increasingly hard to let and require expensive regular maintenance. Increased council tax charges will reduce the amount available to local tradesman and will force deterioration of potential housing stock</p>
<p>There is an assumption that families owning a second property in Wales are wealthy. In my case this is not so. My remote Welsh property, provides holidays at low cost to 11 members of my family. Encouraging families to holiday within their own country, favours local tourism and reduces polluting air travel.</p>
<p>Several properties in our area fall into the category of affordable housing. In some cases these have been purchased as second homes depriving the local population of such residential opportunities.</p>
<p>I have always come to Wales (my father was Welsh) and have always felt very welcome in the local community; for instance supporting Crickhowell as an independent High Street etc. We have been a major contributor to the Woodland Trust who bought Bluebell Wood for the community. We feel very much part of the community and would be very distressed if we were priced out by the proposed increase in council tax, which is very high now.</p>
<p>Whilst I feel some periodically occupied properties, for example holiday lets, have a positive impact on the local economy and community (by supporting more businesses than could be sustained by locals alone), I feel a rise in council tax would discourage people from buying second homes, which push house prices up whilst not really 'giving back' to the community.</p>
<p>I have owned Rose cottage for 37 years and feel that recently the costs have grossly increased almost with malice/spite. I am Welsh born and am not from the affluent part of south-east England. I accept that the house is frequently empty, but feel the principle of charging more for minimal use of services is ludicrous. I am aware that some have found ways of avoiding this but I am reluctant to join them. I particularly feel that this year of all years , to increase again the council tax when the same council have written to forbid my use of this property is untenable, and possibly legally indefensible.</p>
<p>Individual assessments should be carried out to establish what the dwellings are being used for. If the properties are not habitable they should not be classed under the same heading as periodically occupied properties and should not be charged the same rates of Council Tax.</p>
<p>This is about my personal situation. The flat is not occupied full time as all owners have residences away from business. The flat which has no separate entrance and no possibility of having a separate entrance could not be let out either as holiday or fixed term rental as only means of entry is via main door of premises through bar area. I don't see why business' such as mine should be paying extra council tax for an area that can't be rented out and we are also a benefit to the community (raising</p>

money monthly for local charities / organisations) and tourism in the area. It's a fine margin in hospitality with regards to profits without having to pay increased rates

I have said all I need to, it will be roundly ignored and you will do what you plan to do regardless.

I think they are valuable to encourage more people to use the local businesses and bring more income into the local community, as well as allowing the occupiers to join in community activities especially in rural areas.

I would like confirmation that the proposed increase in Council tax would also apply to local property owners who own several properties for letting, static caravan and other residential holiday parks who cater for holiday makers. All the questions in this consultation should apply to them. Do they? Will they be exempt, if so WHY.

I have one major criticism of this consultation document. The questions are clearly biased towards answers that favour the "intended" outcome desired by the powers that be. For instance only allowing comment boxes to certain selected answers is canvassing for specific information sort by Jane Thomas and her team. Not allowing for genuine responses in a wider vein is clearly not an open consultation but one with a pre-set outcome! A disappointment to say the least,

We recently purchased the property because several members of my family have lived in this particular town for many years, my brother for over 20 years, my sister for 18 years and 3 of my nieces in their own family houses for a combined total of about 15 years and we have been visiting the town for over 40 years. We consider the town itself to be our second home.

Now, in later life, we are able to afford to be close to family on a much more regular basis without having to rely on them but work is not really conducive to moving fully just yet. Having settled in we have come across others in similar situations.

Personal reasons aside I would like to expand on my reasoning in general for you not increasing the current 50% premium.

I should first point out that our house would not fall into the 'affordable' category.

Although standing in a very prominent location in the centre of the town it had been derelict for many years and was an embarrassing eyesore until it was fully renovated.

There are however as many as 7 long term empty houses and flats within 150yds of our property and many others throughout the town.

Because of their age, all of these properties would require a fair amount of refurbishment and internal modernisation which puts them outside the 'affordable' bracket and in many cases would be very difficult to even obtain a mortgage on. This means they are only really marketable to people in a position like our own. There must surely be an incredible number of similar properties within the numerous towns of Powys, all lowering the tone and value of their areas.

Although our particular town does have a small element of tourist attraction there is little call for short term holiday accommodation, as, I would suggest, is the case for the majority of Powys as no part of the County has a coastal connection.

I have to conclude by saying that I find it very difficult to see clear justification for even the 50% premium let alone a potential increase in it given that second homes are actually a cost saving for the Council in real terms.

As mentioned in the above questions, unlike permanent residents, my wife and I, and indeed all other second home owners, are unable to avail ourselves of very many public services and facilities.

Moreover, we create far less refuse and pollution and cause less wear and tear on all parts of the infrastructure.

An increase in this already unfair surcharge cannot be justified.

Pleas don't raise this payment , this is day light Robery

Any level of council tax premium for people in our particular circumstances is divisive, xenophobic and bluntly applied to the extent that people who are genuine members of the community and who have a positive effect socially and economically are penalised. The way the policy is designed and justified is disingenuous and ultimately alienating and counterproductive

Tourism is extremely important to Powys. If you increase the Council tax premium you will lose out on income generated by tourism.

We understand that Powys is a council with particular social and economic needs and because of the large area it covers, with pockets of rural poverty, lack of employment and the like, it is struggling. We have great sympathy for its need to raise revenue to support its population. And we also understand the temptation to increase council tax to raise funds. However, we feel that a blanket rise such as is being suggested does not take into account the very different nature of many properties around the county. We are sure that our area (Capel-y-Ffin) is similar to others - in that taxing us would not really benefit things in the long or even short term, because those forced to sell would mean the loss of important contributions to tourism/local economy - and many of those properties would not necessarily be appropriate for affordable housing.

I would be in favour of increasing the level of charge to 150% of the standard rate, at a higher rate there may be some effect on the vibrancy of local communities, the Welsh language, etc.

Just another aspect of a mixed community without the claustrophobia of Llareggub. So long as they are maintained they do not detract from their surroundings.

1. I believe the Council tax surcharges constitute unfair discrimination, regulations notwithstanding. (Have there been any legal challenges to date?)

By way of analogy: you could accept a hotel room rate of £100 for one night but would surely be put out to be charged £150/£175/£200 for non-occupancy.

I appreciate that across the board councils are strapped for cash - but it is bad enough that council tax nationwide is due to rise by as much as 5%.

2. Council Minutes suggest a measure of vindictiveness unexpected in a group designed to serve the interests of all parties represented. And parts of the questionnaire, if not actually loaded, are difficult to answer.

Is a political rather than a practical agenda at work here?

3. Surely it would be easier to market a second hike if the communication strategy set out more audibly a case for particular increased services.

4. The extra income target actually seems relatively low. What alternative sources were considered? For example, just a few extra pounds from first-home owners would do the trick - with the added merit of reducing the inequality between first- and second-home owners.

5. Has a decision in favour of a further surcharge already been taken? If so, what is the purpose of this consultation?

It looks as if an income generation strategy has been devised in advance of identifying what new expenditure such a strategy would finance. This is the wrong way round!

6. I am not writing as a two-week-a-year outsider rolling in money, but rather as a Welshman well integrated into the local community, more than happy to spend money on local goods and services, and seeking (by choice, not chance) to spend as much time in Pennorth as possible - thwarted only by two 2020 lockdowns (so far) preventing legal access to our Welsh home - which we will never let. It is particularly galling that we have not been able to access our usually frequently occupied property for much of this year, yet the Council sees this category of residents as easy pickings for raising the already not inconsiderable current surcharge,

you need holiday lets to keep money coming in to support local villages in my village there have all ways been holiday lets but over last 8 years it as been getting less an less

The Council Tax premium on periodically occupied properties COULD have a POSITIVE effect on the Local Economy IF and ONLY IF ...it is Revenue Neutral.

The additional revenue raised by the additional Tax SHOULD be used to LOWER the Council Tax of Powys residents.....and NOT to simply fuel additional rounds of expenditures (that can't be maintained in the long run - since the additional tax will lead to LESS periodically occupied properties) by the Council.

The TAX Should be Revenue Neutral.

<p>Guests who periodically come to stay, spend within the local community and tend to have higher disposable incomes and therefore spend and contribute to the local community in intense (ie, for short time periods) but in large quantities.</p>
<p>Second Home owners can and do make a considerable contribution to local community and economy. A 50% surcharge may be acceptable but when the surcharge becomes or is seen to be a penalty the incentive is to take advantage of the tax break unfairly given to Holiday Lets. This outcome would be detrimental to both the community and the Council's tax income.</p>
<p>As a frequent user of a holiday home in Powys I am opposed to a further increase as the council tax is already very high on holiday/ second homes. There do not seem to be many facilities usually provided by other local councils for instance there used to be bottle and newspaper banks in local car parks these have been removed so now we have to bring all our recycling back to our main home.</p>
<p>Local people are being priced out of the area, the language is being diluted and people who own the holiday lets aren't invested in the community in which they own them</p>
<p>Hopefully the qualifications are helpful. I do wonder about the burden placed on the utilities, rubbish collection and highways services and in practice is low and hence the tax is disproportionate, and there needs to be a balancing act here.</p>
<p>The council and valuation agency refuse to inform me of the minimum I'll have to do to my basement in order to reintegrate with the rest of the house for council tax purposes, saving me money and enabling the council to reduce the correspondence it sends me by half!! When this is resolved I hope to see my overpayments refunded! Nine years I've been asking these questions with no answer yet. cheers Ian Cuthbert</p>
<p>I intend to spend at least 50% of my time in the property that I have bought in Powys, and do not see why I should be penalised for owning a second property, in which I wish to spend so much time. My situation is very different to someone who only spends 1 or 2 weeks a year in a second property, and who will contribute very little to a community.</p>
<p>In the 30 years we have had our cottage, we have always tried to be part of the community during our time there. We have always used local trades people and shops. We have made many good friends and my wife has attended Dos Barth Nos and has attained level 1 and 2. All our family and friends who have stayed have also used the community facilities. They have all loved Powys and returned many times.</p>
<p>I am very conscious of the fact I own a second home, when I am very concerned about homelessness and shortage of social housing. I do feel conflicted. I try to help friends who are in need by encouraging them to use it for free and they are really appreciative. And they love it there. If there was a way I could let it out eg 6 months or a year for someone in need, Eg refugees, please let me know. I feel legislation is needed for houses for sale, to only be available for local people at prices they can afford, or for social housing. If I have to sell the cottage because I cannot afford the high tax, it may end up going to another rich property owner to benefit their pockets and tourists, but not local people. Not all locals benefit from the tourist economy. What about nurses, teachers and other public sector workers on low wages. Thank you for reading this.</p>
<p>This survey seems to be framed around an assumption that owners of periodically occupied properties are depriving locals of affordable homes, and damaging the local community and economy. It seems designed to support that opinion and suppress any other. It feels like another step in a plan to drive out existing owners and discourage others. Since owners of periodically occupied properties by definition live elsewhere, and in fact are likely to live in England, it feels like Powys County Council want to use the council tax premium to ethnically cleanse English residents from the region.</p>

In this survey, why are comments only called for then periodically occupied properties are deemed to have a negative effect on the community? Why are you not also interested to hear how periodically occupied properties have had positive impacts? Why is there no option to recommend a reduction in council tax back to the same level as other, full time residents whose use of Powys County Council services will be greater as a consequence of their full time residency?

Since the variety of possible comments on responses to the consultation have been limited to only negative ones, it cannot be fully representative of community opinions. It would be disingenuous of Powys County Council to use the results to justify any particular course of action.

Our property was in poor condition when we bought it (at a time when council tax was at 50% discount), requiring replacement of the roof and all external walls. It is galling that, now we have restored a dwelling that was becoming uninhabitable, Powys County Council appears to want to force us out of it.

We are now considering selling our property. Our estate agent has advised it is unlikely to be bought by a local, and has a value (£200k) that takes it outside affordable home territory. We are told that there are so few periodically occupied properties in the area that even if all came onto the market, there would be no permanent change to house prices in the area. Probably our property will be bought by another second home owner.

Since we have owned our property, another one has been built next door to us (on green land outside the Unitary Development Plan). Defined as an 'affordable home' it is much larger than ours, built owned and occupied by a local family, with whom we have become good friends. They are good enough to look after our house when we aren't there (especially while we have to be away during lockdown), and their friends sometime stay in ours when there isn't enough room in their own house. The open market value of their property, and their household income, must be at least double ours. Why are we subsidising them? That such a property can be defined as an 'affordable home', and the wealth of the family fortunate to be permitted to build and occupy it, have destroyed any faith we might have had in Powys County Council's affordable housing policy.

During our ownership of our Powys property we have consistently worked in England during the week and spent long weekends (4 days in recent years) every fortnight in Powys, as well as annual leave. I have told my colleagues I am a Welshman at weekends. We have made good friends among the Powys residents, with whom we have been on foreign holidays, shared life events such as major birthdays and weddings, and assisted each other with professional skills or manpower when needed. We believed we had become a valued and permanent part of the local community.

Our friends and relatives come to stay, sometimes in local B&B when there are more than we can accommodate. We use local pubs, restaurants, shops and other amenities. Our property is sometimes occupied by friends or relatives when we aren't there. We think we are an asset to local businesses.

Have Powys County Council forgotten that owners of periodically occupied properties are also part of the community of Powys, even though they can't vote there? Have Powys County Council forgotten that taxation without representation is a powerful cause of resentment that has, in more extreme forms, caused major conflicts in the history of the world? Is Powys County Council so poor, or so poorly managed, that they imagine the tiny percentage increase in income they will realise by increasing this unjust tax on a few unfranchised citizens will solve the affordable housing problem? It feels like there is no point in returning this survey since Powys County Council have already decided to use the Council Tax Premium to deter ownership of periodically occupied properties, despite their enrichment of local life and contribution to the local economy. Nevertheless I have done my best. Here is my contribution. I have no confidence it will have any influence whatsoever.

As I said earlier I am content to pay the premium (especially if used to support local affordable housing as seems to be the case in Pembrokeshire). But, as the owner of a micro home (25 sqm studio) I feel that the starting point of Band A is wrong. Other homes in Hay that are in Band A are two bed houses. That does not feel right.

It is instructive that the only options are to leave at what is already a premium rate or to increase. We feel very strongly that we are paying a lot and though I am happy to contribute towards the local economy and community, and do in a number of ways. We are more than happy (and indeed try as much as possible) to give back to the local community and economy, using a number of tradespeople, shopping in local towns and maintaining good relationships with farmers, businesses in the area near our cottage and throughout Powys. We already pay a significant amount of Council Tax and we do not seek to profit from owning a second home. We are happy to pay our share to assist with the provision of local services - from education to the police. However we do not benefit from recycling or rubbish collections (they have never been up our road in over 50 years) and feel these basics should be met. The problems faced by Powys Council I imagine relate to a reduction in funding. It feels rather unfair to target those who are perceived as being wealthy to make up for those gaps. In some instances it may be true but in our instance this is not the case and a more nuanced approach is required as there is likely to be great variety amongst those owning second homes – from those seeking to contribute to those actively seeking to profit from it.

The timing of this in the middle of a global pandemic when everyone is facing uncertainty around health and their livelihoods is shocking and gives the impression of a council more interested in stabilising itself than those it seeks to serve. Further news reports give the impression that the decision has already been made in September making this consultation somewhat redundant. In our case any increase it would strengthen the likelihood of us selling it as it becomes more unsustainable to keep it and costs more to maintain it when we can only use it part of the year. If we were to sell it it would most likely be to someone else to use as a second home rather than a young family looking to get on the property ladder as considerable expenditure would be needed to make it habitable year round.

Appears to be a council financial policy driving the direction, builders, tradesmen, shops, restaurants all benefit from visitors, the potential rural impact of Brexit could produce an exodus from farming with property becoming more available, visitors want isolated housing those looking for affordable housing want to be close to town.

A recent local newspaper stated that if people could afford second homes, they could therefore afford an increase in council tax. That is not only untrue but irrelevant – council tax is for local services which we use less of than those permanently living in Powys.

An increase in council tax will not encourage us to sell the property, but it means we will have less money to spend in the local community, and may require us to charge for the services we currently provide for free.

When I bought my small cottage 50 yrs ago it had been on the local market at a very low price (£150 !)for 5yrs without a sale . No one was interested since it was literally about to fall down . It was advertised more widely at £600 and I bought it.

It was at that time my only property. Housing grants were available in those years and I applied for one, but when I found out that I would need to destroy the history and charm of the place in order to get the grant I turned it down.

I had little money , and spent the next ten years rebuilding it and restoring its historic features. Using mostly my own labour and time, lovingly restoring it. It was hard work. Both gable walls were leaning out and had to be demolished and rebuilt , re-using the same stone. The roof was collapsing and had to be entirely replaced . Old features were uncovered and restored . It was a labour of love. During the restoration I somehow managed to live in it as well. The sacrifice was worth it . I had saved a part of Welsh culture from destruction . I got Cadw to come and look at it, and they listed it.

I was forced to move away when the work I was doing to earn a living dried up , but my love of Wales and of my little cottage was by then so great I could not bring myself to sell it. I am retired now and so live there most of the time . I now feel I'm being punished by the council for all this care and hard work.

I can only speak for my property. It is my family (ancestral) home. It is somewhere that I hope to retire to when I finish work. Unfortunately Covid-19 has put a stop to plans this year due to the mismanagement of lockdowns. I guess it will be later in 2021 before plans can be reviewed again.

The imposition of a blanket premium rate on every second/holiday home presuppose that each property would be equally attractive to potential local citizens. In reality many older Welsh cottages have features which make continuous occupation distinctly unattractive. Such features as persistent damp, difficult access problems, nonexistent mobile phone or broadband reception etc in many of the remoter areas all contribute to making these properties undesirable. The situation in larger towns and cities is completely different and yet all periodically occupied properties are treated as equal. We urge Powys Council to address this inequality when considering these proposals.

Our property is not just a periodically occupied property it is our Family home which has been in our family for 100 years, my mother and siblings were all born in this home, we have so far traced our Welsh speaking family back to 1784. We have many members of our close family living in the village and surrounding area. For Powys council to regard us in this way is most upsetting.

Occupants, who are born and bred in the county, should not be penalised for wanting to maintain contact with home and close family especially if property has been handed down from parents or close family connections.

Profiteering / financial gains from holiday-lets etc. are not top priority in such situations.

Occupants, born and bred in the area should not be penalised excessively for wanting to maintain contact with "home county" and to keep in touch with close family and local community.

In such cases, profiteering/financial gains are not a priority.

points made earlier...

Like many other periodically occupied property owners, my situation is that I am proud to have been born and raised in Wales, my parents were Welsh and my family live in Wales. When I married, I sadly had to move to Essex and so having a periodically owned property, allows me to maintain my Welsh roots and family connections. I am very sad to think that I am being made to feel rejected by my own Country.

The County Council regards all types of 'periodically occupied properties' as the same for the purpose of levying a Council Tax premium. No consideration is given to owners aiming to provide accommodation for holiday visitors but not managing to achieve the threshold for business rates. It has been suggested that less scrupulous 2nd home owners have registered for business rates in order to escape the Council tax premium. The coronavirus pandemic has exacerbated the already onerous 150% Council Tax burden (please note that a lesser demand is made by these properties on Council services despite this extra payment). The Welsh Government's regularly changing restrictions on travel and accommodation sharing have wiped out my holiday lettings this year and I have had to cancel or refuse bookings worth many thousand pounds - and, not being a business rate payer, I am not eligible for any financial relief or support.

I cannot understand why tax should be increased when money is pumped into the economy I have invested 1000000 into the economy renovating properties which were derelict I was born in Wales have family in Wales and hope to retire here but not if I am expected to pay huge penalties in between it is very unwise to discourage investment when the country needs it

I am disgusted to how you are behaving. I get no services at all I do not even get my bin collected and I pay 50% extra for that.

I am a Local Authority Officer and cannot believe this blatant discrimination. You need to balance your books another way. We are remote and are not in any way a burden on Powys Council. I have to work where my work is when I bought my home 20 years ago I did not know work for me would be away from Wales at the time I could live in Powys and work but jobs cannot be found as easily now so I have to work away to survive and pay this Tax for one. We cannot all work locally you do not have enough jobs even in your dreams.

I can always understand the concerns for 2nd home owners in a community. Speaking for myself, I obviously had to accept the "extra Council Tax I pay, but would be quite upset if this increases. I frequently visit my home, always shop locally, and have used all the local tradespeople, and frequent the restaurants and pubs regularly. The Welsh Tourist Board have, in the past, advertised tirelessly, to "Visit - Come to Wales. If you price properties "off the market" with an even higher Council Tax, where will this eventually lead for people who like to self-cater? Holiday Lets will become less and less.

In a year where we have been instructed that we are unable to use our property (through no fault of our own but by government/ local government diktat) it seems a little unfair to us, that you are considering increasing the premium - a rebate would have been more welcome!

Additionally, it does not appear that you make any kind of exception for "second" homes that are not typically being used as holiday homes but more as a second base and real home due to work/personal financial set up. We have supported and been part of the community for a number of years, using local facilities/pubs/shops/trades people etc, forming friendships/ attending and participating in local social and fund raising events. We have modernised and brought a property back into use that was previously not up to standard and which is now an attractive asset to the locality. We have assisted the council with highways and drainage problems, never complaining despite considerable problems being caused over the years from highways. We regularly clean out land gullies on the road side verges beyond our property (which have been badly neglected), to prevent flooding to us and in the village. We feel that we have contributed positively rather than negatively and personally, feel slightly unfairly treated and discriminated against, and not made to feel particularly welcome.

If we can no longer afford this second home, it would end our expenditure in the area. As a native born Welshman (whose medical career took him to London) I have made a point of returning following the death of my Welsh parents. We shop in both Builth Wells and Llangammarch. We eat out a lot in local cafes & restaurants including Caer Beris and Lake Hotel and for food in CoOp, Bujok, Builth Food and Wine etc and take much good locally produced food back to our primary home. We also employ a cleaner, a gardener and a builder for maintenance. We have recently bought our car in Brecon and have it serviced locally. We patronise local clothing shops including Audrey's, Clive's, Beautifully Bonkers and Dolls & Dragons etc as well as others such as Nibletts and A1 Electricals and the Post Offices in Llangammarch and Beulah. We are also patrons of local culture such as Erwood Station Gallery and with regular monthly charitable donations to Wyese Arts Centre in Builth. We are members of CADW. We are well known in the community.

Increasing this tax looks as though you are targeting so called "non residents" to avoid having to raise the money from the broader population of residents and businesses. This looks to be petty and somewhat vindictive. Our house has been in our family's possession for more than 50 years with other links to the village for more than a century. To be driven away by an ever increasing tax burden that is disproportionate does feel extremely unfair.

It is also true to say that most of homes such as ours would not come into the category of "affordable housing", and their use as a tourist resource is probably more valuable to the local economy. In our case the availability of such accommodation is essential to the Hay Festival, an event that financially underpins the local economy for the rest of the year.

This is the only say a 2nd-home owner has, as there is no Electoral voice offered in any election for the area.

Treating 2nd-home owners as the cash-cow to increase Council income is not a positive step at all. We cannot make use of the majority of council-supplied services so we feel we get little value for the 150% charge already made - even the rubbish collection is of no use unless we happen to make a special trip to the home on a particular midweek day once every 3 weeks to put our waste out, so our main home's council handles that too!

It is pleasing that PCC is consulting on this issue. There was no consultation that I was aware of before the premium was introduced. When I queried it, reasons given such as 'Information was available on the PCC website' or 'Notices were put in the local newspapers' were not helpful.

As I do not know the percentage of periodically occupied properties in Powys I cannot answer any of the above questions with any certainty and have therefore answered 'neutral'. As already stated, it is my considered opinion that my particular property would be highly unlikely to add anything to the provision of affordable housing in the area. I bought the property in 1991 (and it belonged to my sister-in-law for 20 years before that so it has been in the family since the early 1970s) and we have always fully supported the local economy and been fully involved in the local community.

This charge is simply a tax on those lucky enough to afford and invest in other communities. It is a misuse of the original government incentive where there were simply no affordable properties in places like Cornwall. This is not the case in Powys where there is a large number of empty and deteriorating housing stock that is available locally. To further support this whilst we aren't there, we aren't using the services such as refuse collections, libraries, the police etc but we are supporting the payment of all these vital services without impacting them. Surely this is a significant positive? Second homes are certainly not forcing the price of properties up (pre COVID) in Powys to unaffordable levels. In fact the money we bring to the communities is needed in the shops, trades and suppliers.

I am not a tourist, and have tried to fully integrate into the community. I love the house, the countryside and the people I share my time with. It's just unfortunate that we are taxed to do so.

We believe we are supporting the local economy by attracting visitors from across the UK and by ordering much of our food supplies from local businesses. We also let our grazing land to local farmers.

We have had a sustained programme of tree planting on the land, and a wetlands area has been established which has SSSI status.

We also allow people in the local community to walk on our land and they regularly use this opportunity.

We are regularly in contact with and collaborate with the Llangunllo Community Council.

We have answered "negative" to most questions because the real answer we wished to put is "it depends" - on which part of Powys one is in. It's a huge county comprising tourist hotspots as well as remote hamlets and demand for periodically occupied properties, and the impact on the local area and communities, vary accordingly. The use to which the property is put and the frequency of this use will determine the number of people going there and how often, which in turn impacts the financial input from them.

Our house is in sheep farming country in a tiny village in Radnorshire between Knighton and Newtown; there is a pub (for how much longer?), a shop which has just lost its Post Office function, and a church which is used infrequently but which we attend and regularly support on a monthly basis financially. The former school closed some years ago and has been on sale since then. When we bought our house there, it had been for sale for 2 years such was the low demand there.

We come to the house whenever we can, and we value it greatly as a bolt hole. But we use far less of the services funded by the council tax yet are obliged by the Council's policy to already pay over the odds for this. We have accepted the current increase, but think a blanket county-wide further increase would be unreasonable. We do not feel it's right that periodically occupied property owners, as a single group, should be seen as easy targets for raising extra cash.

The cottage we own was converted in 2002 for my father to live in while we bought the main house and extended. When he died we turned the property into a holiday let. Until this year with the floods in February closely followed by Covid, we have run a reasonable business. As we both come into the at risk category because of age and some health issues, instead of doing the work ourselves, we will need to employ people to do the cleaning which will add to the costs.

I think it is unlikely that the periodically occupied properties would make any significant difference to locally affordable housing since holiday homes aren't usually the sort of houses that first time buyers

are likely to be able to afford. I think that if the council tax was raised unduly it could have a detrimental effect on tourism if it affected holiday lets.

My family has owned our small, remote cottage for fifty years. When we bought it was a ruin which we brought back to life at a time when the hills were being radically depopulated. It is very basically furnished and resourced. We do not use the council rubbish collection service, we are not on gas or water mains, neither do we have a local GP. When we are at the cottage we buy all our food in Hay and are warm supporters of local initiatives from organic farming, to crafts, to books, ceramics, restaurants etc. Members of the family have also been involved with the Hay Festival.

A local farmer grazes his sheep on our land for free and we have had a warm relationship with him and his family for fifty years. We represent no kind of drain on the local community, either materially or culturally. We are not leaving a property empty in the centre of a town or village which clearly depletes the local community both economically and socially.

We do not profit from our house - it is only used by friends and family.

This huge increase in the Council Tax Premium feels like a significant injustice in our case. Surely there is a greater logic in exempting small, remote family properties like ours and looking instead at a. empty properties in built up communities and b. properties that render a letting income to the owners.

As mentioned above Council Tax premiums for months properties cannot be occupied due to planning consent restrictions seems iniquitous

My property has been in the family since 1967. It was purchased derelict from the farmer.

The property was saved from falling down and has been in the family for over 50 years. My mother lived there permanently for the last 10 years of her life and died in 1994. Since then it has been a place of work for me. I am a botanical artist and it is where I have a studio. But I cant live there all year round as I have work in London, where I rent a flat. Your council tax is forcing me to think about how I can continue to afford the property and is grossly unfair.

I believe Powys is being very short sighted with regard to this and will probably find that long term it is going to have a detrimental effect on the local economy. People will not take on derelict properties if they believe they have to pay exorbitant charges and so more will be left to rot away.

Please do not underestimate the contribution to the community of people who have occupied such properties for a LONG time and are a real and valuable part of those communities.

I was born in Howey just outside Llandrindod, and although I have spent a significant proportion of my life outside the UK, for much of this time the property in Lakeside Avenue was my only home in the UK. I still regard it as my true home. However on return to the UK employment opportunities have dictated that my wife and I lived elsewhere. I am now a writer and have used the property as a quiet place to write a history of my childhood in the area. Hopefully on publication, this will stimulate interest in the area!

I have also considered this property as a possible retirement home, although medical facilities for the elderly are poor in the area.

I am already aggrieved that the council tax has been increased to 150% and I have been unable to visit the property during the lockdown restrictions - I had expected a letter offering some council tax rebate! Is it possible that the proposed increases are intended to pressurize owners into long term rentals, or sale of the property?

There is such a range of properties, some attractive to local residents, many not, some run for profit, most not I think, that it is very hard to judge the extent to which such a move would encourage second-home owners to leave. There are clearly important issues concerning affordable housing, active local communities, increasing Welsh language use etc.

Since the family acquired our property in 1964, large numbers of family and friends have stayed each year, contributing to the local economy in a variety of ways, and on their return home telling their friends all about the delights and attractions of the area.

The community led housing fund raised from council tax levy on second homes is being used successfully in other counties to support community led housing projects, where the community gets

together, identifies the common problems and works together to create affordable homes that are available in perpetuity for key workers. Just to reiterate that the Wales Co-operative Centre's Communities Creating Homes programme, supported by the Welsh Government and Nationwide Foundation is already supporting groups who are using funds. And we would welcome being able to do the same in Powys. I was a Powys resident for about twenty years and am now living in Ceredigion, and am supporting groups across mid and North Wales. My email is allan.shepherd@wales.coop
Happy to carry on the conversation beyond this consultation.

It depends on whether periodically occupied properties are left unoccupied for most of the year. If they are only let out now and then left empty that does not contribute much to the local economy, But if they are only let out occasionally and the owner lives there the rest of the time, then that situation supports the local economy greatly.

there is a huge difference between a holiday home (usually someone who earns a lot of money else where) and then a holiday let which does bring tourists /money into the area , then there are empty homes which are usually through death, and owned by local residents

This is a wholly unjustified increase on British people even Europeans don't persecute holiday property owners.

I am very much alive to the fact that Powys is in a particularly difficult position in it's struggle to make ends meet with the financial demands placed on its limited resources. However, this is a serious case of cutting your nose off to spite your face. It is completely naive to think that this would lead to a solution to local demand for property, a resurgence in community engagement or cohesion or an increase in spoken Welsh in most of Powys. I appreciate that this is a consultation, but have you actually done any research on the implications of what you are suggesting? I seriously question whether you have thought this through.

It seems to me that the categorisation of 'second homes' is too simplified. The Premium Tax appears to be aimed at the affluent 'Green Wellies Brigade' who have the resources to buy a second home in their location of choice. I can certainly not be classed as a member of this group; my house was left to me by my father in his will. I am now in my seventies and have no occupational pension, so I am forced to empty the house in order to sell it, although it has been the only place I can afford to come to for a holiday. There must be many who have inherited their family home but live within modest means elsewhere from necessity.

A more discretionary and accurately assessed classification for individual cases should be introduced to replace the blanket penalisation of all second-home owners.

If you want to increase council tax to bring in extra revenue , maybe you should be taxing those who earn an income from their properties. I believe Powys council will alienate many people who would invest there pension or savings in Wales, I know many people who sold there properties when four councils in Wales decided to charge second home owners 50% extra, I believe many more will follow if you impose another increase. More villages will die, which won't be helping local communities.

Cam gwag byddai hwn. Incwm i lawer o bobl lleol yw gosod tai haf. Pam newis hyn? Mae digon o angen swyddi yn cefn gwlad powys fel ma hi!

Gwneud siwr bod tai fforddiadwy ar gael I ienctid Cymru

Fel uchod, mae ail cartrefi yn lladd ein cymunedau, lladd ein iaith, ein diwylliant a'in ffordd o fyw. Dwi'n erfyn ar y Cyngor i godi'r premiwm i 100%

Mae angen i Bowys warchod ei chymunedau RŴAN. Nid yw Powys eisiau troi i fod fel Gwynedd, ble mae oobl ifanc yn byw mewn carafanau yng ngerddi eu rhieni, tra mae'r tai yn rhy ddrud i'w prynu yn eu cymunedau eu hunain, ac yn cael eu prynu gan bobol o'r tu allan sydd ond yn byw ynddynt am ychydig o wythnosau'r flwyddyn. Mae unrhyw gyngor sir sydd yn caniatu i hynny ddigwydd yn anfoesol.

Rydym yn deall ac yn rhannu'r pryderon presennol ynglyn a thai yng Nghymru sy'n cael eu prynu i'w defnyddio fel ail gartrefi. Mae na dystiolaeth glir bod hyn yn gwthio prisiau tai allan o gyrraedd pobl leol gan niweidio'r iaith Gymraeg mewn rhai ardaloedd. Dyw hyn ddim yn deg, ac mae llyfdd eraill wedi mynd i'r afael a hyn mewn ffordd llawer mwy effeithiol na sy'n digwydd yng Nghymru.

Mae angen gwneud mwy ond rydym yn cwestiynau a yw codi premiwn Treth y Cyngor yn ffordd effeithiol o wneud? Onid oes tystiolaeth i ddangos mai mater hawdd yw osgoi treth y cyngor yn gyfangwbl trwy gofrestru'r eiddo fel busnes. Rydym ni yn bobl leol sydd yn cyfrannu at yr economi a'r gymuned leol - fel llawer iawn o bobl eraill ym Mhowys, ffermwyr e.e., sydd wedi arallgyfeirio i fusnesau twristiaeth. Ai cynyddu'r dreth ar y rhain yw'r ffordd fwyaf effeithiol o fynd i'r afael a'r broblem o ddiffyg tai fforddiadwy yn y sir?

Demographics

B12: What is your preferred language? - If you chose Other please state

Im also a fluent welsh speaker
Both welsh and English
Cymraeg/Eng but dyslexic so write in Eng
French
FYI I also speak Spanish have lived and worked in South America and spent time in the Welsh community in Patagonia.
Both Welsh and English
Either Welsh or English - no preference between the two
My husband is 78 and a Welsh man (Ilanfyllin)
I also speak Welsh.
I don't have a preferred language, but I mainly speak English.
Welsh and English equally preferred.
Bilingual welsh and English, as welsh second home owners second council tax changes should be exempt.
The above points should not influence decisions on such an important matter.
Yiddish another struggling language like Welsh
I am English speaking but very support the Welsh Language
I am not a tourist in my own country
My new language is bad.
As a child i was not allowed to learn my native language Welsh in school, and whilst i have gained some i am still not fluent in Welsh
But I also speak Welsh
But would like to learn Welsh, as I also speak Greek.
But I also speak Welsh
I am learning welsh
We wish to learn Welsh soon.
We wish to learn Welsh soon.
Welsh was my first language so I am bilingual

B13: Do you have any concerns or evidence to suggest that the Council is treating/using the Welsh language less favourably than English in relation to the equality objectives listed in this survey? If yes, please give details and state how the proposal / changes suggested in this survey will affect opportunities to use the Welsh language in your view?

Road signs would be better if English was in one colour and Cymraeg in another. As some signs are dangerous with so much text to decipher.
dyw'r holiadur ddim ar gael yn Gymraeg yn groes i'r Safonau Iaith a Deddf Gwlad
Less holiday homes and more affordable homes for young families would lead to more families living in communities, more children for local schools and a vibrant community.
Give Welsh speaking people a chance of staying here and sending our children to Powys schools by discouraging second homes in the area by charging the maximum possible
These questions only highlight that this whole campaign to increase council tax is not about the rural welsh economy but the Welsh language.

BECAUSE GENUINE WELSH PEOPLE HAVE NOT GOT CHOICE OF INCOME INDIVIDUALS HAVE LIVING IN ENGLAND AND OUTSIDE WALES BECAUSE WAGES IN WALES ARE MUCH LOWER THAN ENGLAND
I don't understand it
Having people moving to live here from outside Wales who do not speak the language greatly puts the language and culture here at risk. Minimising holiday homes is key in keeping Welsh communities alive.
It will celebrate the history of Wales and promote it's use more, some of these property names along with village and town names have been around for generations, and by not protecting them and allowing them to be changed you are affectively throwing our Welsh history and identity away, so its in the councils best interest to protect them.
Is there a welsh copy of this document? Apologoes if thete is
Sorry i didn't see the Cymraeg option !
Reduced numbers of holiday homes > More affordable housing for people to live here > Easier for people to make a home here and learn or continue to speak Welsh.
I think schools need greater support to offer Welsh & encourage bi-lingualism e.g Clyro Primary School
The use of Welsh language and the imposition of Council Tax surcharges are totally separate matters and the former will in no way benefit from the latter!
They favour welsh to the detriment of the residents. stop it - its simply a waste of funds and not affordable.
N/A
I have not heard anyone in Knighton using Welsh so no impact
In my area local children learn Welsh in school although their parent to not speak it at home. When I was in school in Wales we did not learn it, much to my regret, the little I do speak has been picked from T.V. and local signage. I don't think removing 2nd home owners will make a difference.
I don't know. I really do not understand the question.
While English is my main language, I am bilingual. Making it more difficult for people like myself to come to Wales would certainly reduce our opportunities to speak Welsh without necessarily making it more likely that local people would use the language.
My father was from Montgomeryshire so I bought my cottage in 2004 so I could see relatives and friends in the area. i also enjoyed learning Welsh for a year through Open University but, unfortunately have little chance to speak it when in Nottinghamshire! I do however write my Christmas letters in the welsh language and try to use it when over at the cottage if possible. I am keen to encourage others to try to learn it and enjoyed my stay at Nant Gwrtheyrn on the Lley Peninsular 2 years ago learning Welsh.....always positive! I would, of course, have a better chance of learning and practising if i lived permanently in Wales but my partner's sheep farm is in Nottinghamshire and he owns the farm so my cottage is the only property I own and love!
Irrelevant.
Our daughter speaks Welsh more often in Machynlleth than in Cardiff or Newport, where she works. Second home owners often have a link with the local community, as I do, and are more likely to be Welsh speakers then tourists, who come to Machynlleth from the Midlands.
As the majority of my guests seem to come from outside Wales they all need to have CLEAR English language informationparticularly important for road signage where safety should be a priority also for easy directions.
It is excellent that the Welsh Language is promoted and encouraged. This is one of the reasons we love Wales and bitterly resent the attitude that encourages more tax.
It should not be mandatory.
none

I do not recall any "equality objectives" being listed in this survey.
If you offer me a tax rebate in exchange for my acquiring proficiency in Welsh, I would happily do so, although unfortunately I would have little opportunity for practice in my local area since the language is not used there
It's very bad economics to discourage tourism in order to have more people speaking Welsh. Speaking Welsh isn't paying anyone's bills. Communities with strong Welsh speaking traditions continue that through everyday interactions, but other areas of Wales do not have such a strong Welsh language tradition. Those who do not speak Welsh should not be discriminated against either.
The survey was in English and I didn't see any option to complete it in Welsh
Os budd y dreth yn mynd I fynny bydd yn drist iawn achos cael bod efor teulu a'r ffrindiau a siarad yr hen iaith yn bwysig iawn.
No view expressed
VISITORS TO WALES WILL BE LESS INCLINED TO LEARN THE WELSH LANGUAGE DUE TO DISCRIMINATION OF THE TAX
the ability to speak Welsh or not does have little impact on putting the taxes up.
Frankly I don't care what language you want to speak. Its a horrible language. Why don't you convert to French?
Perhaps you assume that all second home owners are English-speaking? This is not the case, many are Welsh and want to maintain their ties with Wales. I am not a native Welsh speaker but I am Welsh, was educated in Wales and learned Welsh as a second language. My own father fought hard for the language when it was under threat, so I am very sympathetic to supporting use of the language, but from my perspective, attempting to drive out second home owners will achieve nothing for the Welsh language. English family and friends using our second home are interested and delighted to hear Welsh spoken around them, and hence, knowledge and appreciation of the language grows outside Wales, which is all positive.
The letter you sent out to all people paying a Council Tax premium was bilingual. Why is the survey not in a bilingual format?
Less opportunity for our use of the Welsh language because we would be more likely to rent the property out as a holiday home to English people.
Although I am not Welsh Speaking, many of my friends and neighbours do and I fully support them. For me Wales is my home and I love where I live. You must preserve the Welsh Language, once lost it will gone forever.
No
I am a language teacher (retired) and enjoyed trying to learn Welsh. I'm glad Welsh is now more encouraged in Welsh schools.
Stop looking for divisive Welsh problems where there are none.
WHAT! Why are you going on about Welsh language - I think the Welsh Government needs to get overthemselves - Not every Welsh person speaks Welsh or has the desire to speak Welsh - I am fed of the racist view the Welsh Gov take to those of us from English speaking areas who want to continue to speak English.
I would say the Council is treating English less favourably than Welsh, not the other way round.
Not applicable in the area I have my home.
we already pay 100% premium - doubling the rates paid. do not understand why you talk about increasing it to 100%.
What a quite extraordinary question. The survey makes no reference to the Welsh Language that has any bearing on the matter of Council Tax. Opportunities to use the Welsh language play no part in this survey. What on earth is this all about? Is there a sub-text I am missing? Opportunities for second

home owners to use the Welsh Language is their prerogative and theirs alone irrespective of Council Tax.
Only charge 200% to owners who are not Welsh
No effect
The Welsh language is killing our country, if we spent as much time and energy on the Welsh Culture, Wales would be a far better place.
School do not have enough teachers in Welsh and the class sizes are over subscribed based on the Welsh statutory guidance. English has more qualified teacher time
Difficult to say without objective evidence. Many second home owners who are substantially based in Wales (whether they be Welsh, English etc) choose to learn Welsh and are more enthusiastic than Welsh people (I am Welsh originally from Monmouthshire) - it would be sensible to gather some evidence rather than relying on the subjective opinion of some councillors who have commented publicly on these policy objectives
While not directly responding to the usage question and open society is a sharing society and its important that the Welsh culture is understood and respected by a wider group .
If the premium is raised 50% and we are forced to sell our property, in all probability, it will be sold for a holiday let or air b&b and the visitors would probably only stay a few days and would very probably not attempt the Welsh language. As mentioned before we have attempted to learn the language, and as well as going to Dosbarth Nos at home have been in Llanrhaeadr as well as having help from friends in the village. We both have a fair knowledge built up over the years. Our family too are always interested in Siarad yn Cymraeg.
We fully support and enjoy the use of the Welsh language in all aspects of life in Powys
You are going the other way and will have a ghetto. I was at the Royal Welsh when a teenage boy could not communicate as he could not speak English to those around him it was awful and as a local authority I would be most concerned at this.
We should be encouraging people to use Welsh but this is not always possible due to the influx of people moving to Powys from English towns and cities.
Dim yn siwr dyma pam bod angen parchu yr iaith a traddodiadau cymreig
Roedd yr opsiynau i ateb y cwestiwn uchod yn Saesneg!
Eironig bod y dewisiadau uchod yn Saesneg yn unig.
Gweler y dewis o atebion yn y cwestiwn hwn - Saesneg yn unig ;)!
Sylwer fod rhan o'r holiadur hwn heb ei gyfieithu!

B14: What changes could be made in order to have a more positive effect on the Welsh language?

- Please give your views here:

Free lessons. I would like to do my GCSE Welsh again. But I will not pay for it.
Encourage all incomers to learn Welsh
Not making it compulsory in secondary school- our children resent not having the choice - whether to take it/or not at GCSE
No opinion, that's personal choice.
cael yr holiadur yn Gymraeg yn hanfodol
Change the way Welsh is taught in schools. Show that it's an everyday language and not just for passing an exam.
it is almost impossible for young families to afford a home in rural areas of Powys. If it was easier for young people to build homes in rural areas and subsequently were able to bring up their children in a Welsh rural area that would obviously have a positive effect on the Welsh language.

As above
Take away bilingual road signs.
Better support of the arts/theatre/music. Better welsh learning provision especially for those in full time work who can't attend daytime classes.
We have much greater problems facing all of us than bothering about speaking welsh at the moment, everyone in. Wales understands English so lets speak that while there is such a major health crisis looming.
Just keep teaching it in our schools. Stop trying to impose it on local people and tourists who do not speak it.
All schools should be welsh medium. There is no need for English medium as all children in welsh medium are bilingual. This would be the single biggest impact on the language. Also encouraging first language speakers to always use Welsh first would help normalize the use and encourage learners.
More investment in Welsh education classes.
THINK OF THE WELSH PEOPLE BEFORE IMPLEMENTING THESE SUCH RISES DO YOUR HOMEWORK BECAUSE IT IS OBVIOUSLY YOU ARE NOT GO OUT TO THE PEOPLE OF WALES NOW
Support community action on Welsh culture and language, informing incomers through community led arts and information. Make learning the language and the culture fun, easy, novel and exciting. Make it important to people to learn.
Enclosed everyone in Welsh language here from the beginning
Opportunities for everyone to learn Welsh, at school, work, out and about. Not enough positive attitudes about the language. More funding into the language and its use in Powys.
Not proposing measures which seem anti visitors and investors
stop changing Welsh house/place names. Welsh medium education. Normalise the use of Welsh. Encourage it's use
An active effort to save Welsh, town, village and place names from being Anglicised. To also change the ones we have already lost back to Welsh. To always put Welsh first. To save Welsh, lake, mountains and road names on maps, because many have also been anglicised over the years.
Translatecthus survey! Apilogies if there is a Welsh copy
I would like to see welcome packs for incomers moving into Powys giving them information about the area, about Welsh culture and history , politics etc. Also good practice e.g Not changing welsh house names, links to Welsh classes etc.
short of banning all american tv cant think of anything.
Welsh medium education first across Wales.
60% of people I know either don't speak or use the language, forcing things on people makes them less likely to engage
All road signs in Welsh not bi-lingual.
By having a county wide approach to improving Welsh medium education. By closing small schools and opening schools with a focus on the language
What has this question got to do with Council Tax? You pay the tax whatever language you use to communicate.
Support Agriculture sector, including diversification, support welsh medium education
See above
council sponsored Welsh learning lessons and cultural information campaign
Conduct everything in Welsh. Offer free schooling to learners and focus on the advantages of using Welsh instead of English e.g. it is more expressive. Have an English 'swear box'!

All use of tax incentives/disincentives and planning process to rebalance toward making properties affordable to local residents and away from allowing properties to be seen as attractive investments for non-residents will have a positive effect on the Welsh language.
See above
Stop wasting funds on it. leave it as the tourism novelty - the signs are plenty for this. (and cheap as they are there already.
I do not consider further change is necessary. The Welsh Language Act makes comprehensive provision for the welsh language in all aspects of life in Wales. Access to the Welsh language is available everywhere but also gives individuals choices, which is essential. It seems that a link is being made between increased council taxes and an impact on the Welsh language. What is this? I would be concerned that it would have a negative impact on non Welsh speakers, of which there are many Welsh-born in Powys, and directly on how tourists are perceived. This would be counter to the inclusivity that the WLA seeks to achieve.
Ensure all village schools that use Welsh as the main teaching language are supported properly and given the reassurance they will continue to be supported in the future. Particularly important is the retention of the local Secondary schools in areas where Welsh is mostly spoken such as the Tanat Valley and particularly Llanfyllin High School.
I think that more than enough is already being done to preserve the Welsh language.
Don't know
Make it easier for people... So in Ireland there is a similar situation when Irish and English have legal status... the Irish language version is actually version which has precedence in law in the case of disputes etc... but they do things like, for bilingual road signs, the English version is in standard letters and the Irish is in italics... it actually makes it much easier to find which version you want to use and actually makes it obvious that both are there... check out the road signs etc... it's a simple change which makes things easier for both Irish and English speakers and especially for tourists, on which the Irish economy was heavily dependent
N/A
I rarely if ever hear Welsh spoken out and about in Crickhowell. That no doubt varies in other parts of the huge county.
Encourage all visitors to Powys - definitely don't DISCOURAGE them.
have no opinion on this matter.
Make it a compulsory subject in all primary schools. (I am a teacher and did Welsh for my GCSE in order that I would be able to work in Wales).
It is all about Education. I am afraid that the Welsh language whereas evident within the farming community here has suffered in the general population over many years and is not the first language.
If it isn't already then for it to be thoroughly integrated in the education system.
None - Wales is part of the UK and as such English is the prominent language and any use of local Welsh language is greatly important to culture and heritage - by increasing charges you are restricting EVERYONE not just the Welsh and that is immoral and racist. Second home owners work extremely hard to have a second property - and it is WRONG of the council to penalise people who have worked their backsides off to own a seance home and enjoy Wales and all Wales and its people have to offer.
Increase Welsh language lessons in the schools.
Labels in the National Museum in Cardiff could be in both languages.
We are a bi lingual family and have no complaints.
See above consultation answers. It has to be acknowledged that the greatest threat to the language in Welsh speaking areas is immigration and the way in which this, above a certain threshold, can and has 'flipped' the language of school playgrounds from Welsh to English. Whether anything should be done about this is another matter as it would imply curtailing people's freedoms. However, the streaming of schools is one way to do this. Conversely, the idea of creating Welsh streams or Welsh language schools then allowing large numbers of basically non-Welsh speakers into

these streams or schools is completely naive - I have seen schools that have increased intakes of English speakers through a lowering of the 'Welsh ability' bar to get numbers up switch from Welsh to English speaking schools, and have family members who now speak to their siblings and friends in English because of this - those schools never caused such a tragic impact before the bar was lowered.
I do not know. I understand that Welsh is taught in the local school and I am all in favour of preserving the Welsh language and would support any measures taken to do this.
Stop pushing the Welsh language just provide both for everything and let people choose. It just creates division to get hung up on who's speaking what and what's getting more traction. It's devious and unhelpful to do that and doesn't pull communities together. What's the matter with everyone - we're just all people!
Whilst coming into Wales to visit family just after Caerphilly went into lockdown there were a number of signs on the M4 and A470, advising people of local lockdown rules - however these were all in Welsh. The English need to feel welcomed into the country if they are to spend their money there, and that certainly would have alienated them. All signage needs to be bilingual
Easily available local information (e.g. parish noticeboards) on availability of Welsh classes
I think that putting all official documents in both languages is very good, and also all the signs.
Welsh is now used in local schools and will therefore be increasingly spoken by young local adults as the older English-speaking generation fades away.
No idea
Some channels on TV and more access to short courses to 'brush up' and speak in Welsh locally. I am a member of 2 Notts branches of the Welsh society over here but find accessing Welsh channels on TV impossible.
My son, aged 16, is self teaching Welsh and mixes with local children.
Make sure all school children have the opportunity to learn Welsh.
Irrelevant.
Wales are their own country, speaking Welsh should never be an issue.
Don't use it
The letters I have received from you so far are: <ul style="list-style-type: none"> - Notification of Council tax and additional premium - Covid-related reminder not to visit - Notification of proposal to increase the second home premium - This survey It would be nice to receive something positive from you. Perhaps you could include leaflets with your letters telling me of any resources or links from which I could look into learning the Welsh Language.
Use every opportunity to promote the Welsh language and culture.
More bi-lingual signs would be a positive measure and also free Welsh classes for non-native speakers.
I like that communications are in dual language and we should be encouraging use of the Welsh language.
try and be a far more open part of the UK. its really charming for the negative (again as a person who speaks welsh and whose wife is a welsh speaker I feel I can say this). I speak more welsh than my local (welsh) friends in the area . Bizarre eh ?
As an English person I would only encourage the use of the Welsh language.
Advertise the availability of free On-line lessons.
Bring S4C programming back to the standard it enjoyed before the cuts. It was a joy to view before continual repeats became the norm. Hinterland and Un Bore Mercher showcase Wales, it's scenery and the language and, like Scandinavian dramas, make you want to visit. Keep moving the eisteddfod around the country to pull people into this celebration of Wales and it's life, language and traditions. Remember the Japanese visitors to the maes in Cardiff!
Nobody cares

I am Welsh by birth and will remain so until I die1
greater freedom for Welsh people to choose to spend more time in rural Wales using second homes when they are unable to work in the area
It is difficult to assess this question, as very few people speak Welsh in Radnorshire.
I'm slightly surprised that at no point in this survey have you asked our views about the acceptability to us as individuals of a very considerable uplift of council tax. We take a very dim view of it. We have always come clean that our Hay house is not our primary residence and accepted without complaint the 50% council tax surcharge. The reality is that we use less local resource than full time residents and in this year in particular when we, who are of necessity London residents, have for much of the time not been allowed to come to our house this proposal is cruel and for those of us who love and admire the Welsh it is deleterious.
I think it is great that children are being taught Welsh in schools and hopefully this will be passed down the generations. Throughout my education I was never afforded that opportunity. French was compulsory and then an option of Welsh or German ! In the 70s the EU was the way forward so the choice was obvious. When we come back to live in Wales permanently, I would like to learn more Welsh rather than the smattering of phrases and vocabulary I now have.
Encourage people in the more Anglicised districts of Powys to attend (free) classes to learn the Welsh language. For some, the return migrants who learned Welsh in school prior to leaving Wales and who are returning in retirement, refresher- classes would be in order and welcomed!
During my learning Welsh, people have fallen out of our courses mostly because the number of classes had to be reduced because there were fewer Welsh tutors. Encourage people to become Welsh tutors.
As my guests are not coming to Wales to learn the Welsh language but for a holiday, I suggest that some cultural events are offered through the Welsh language so that people are tempted to learn/ experience more What about a Noson Lawen or an eisteddfod or choral offerings or Welsh folk songs with harp accompaniment, or an event offering Welsh legends or readings from the Mabinogion or even Dylan Thomas poetry or showings of How Green was my valley maybe a Welsh food related event which guests could sample a bit of Welsh culture and tradition? But they all would need to be promoted as INCLUSIVE, and welcoming These could be spread over the main visitor season and could end up as successful as the Hay Festival.... but in Welsh The National eisteddfod is too exclusive and my guests who have been, felt unwelcome.
How bias is this survey.....talk about leading questions.
Seems to be good as it is.
This question doesn't even make sense?
none
I haven't seen much use of the Welsh language in conversations. Possibly visitors would like to learn a little of it if encouraged to do so.
see above?
A[part from the practice of speaking the Welsh Language in local schools, no other changes come to mind as in our area of Powys, the Welsh language is not spoken.
Stop getting peoples backs up and actually making the non welsh speakers anti- Welsh and embarrassing the Welsh speakers by printing everything in two languages. It is totally unnecessary and COSTS TOO MUCH. Welsh speakers don't need this patronising virtue signalling and object to the cost. The Welsh language isn't going to die out because public notices, road signs, forms etc are written in English. Everyone can understand English including Welsh speakers but not everyone

can speak Welsh. Save the money and stop milking the tax payers please.
See above
Plenty of free online classes for newcomers!
There could be more effort to promote the Welsh language in the local community. Knighton is a virtually Welsh free zone at present.
Make more local people familiar with Welsh language and pronunciation (records show that this village this has been an English-speaking [or rather, 'Radnor-speaking'] community for at least two centuries). As stated in an earlier answer, I and one other occupant of a periodically occupied property in this village are I believe the only people who understand Welsh
Stop increasing the Council Tax for Welsh citizens!
I rai sydd yn siarad Cymraeg. Peidiwch a gwneud pethau y anodd wrth rhoi'r dreth i fyny.
More Bilingual schools in the area.
Very glad that the Welsh language has been revived - at my Welsh school in the 1960s all the teaching was in English, which is why I cannot speak it much.
Local Schools seem to be in danger of being closed. Schools surly are the spring board for children to learn more languages rather than less.
My experience of the Welsh language is that it is continually spoken throughout Wales. It is part of Welsh heritage and way of life and should be encouraged and appreciated.
Enough is being done to promote Welsh language, you can't force people to learn
I didn't notice a Welsh language option but assume that if I spoke or used Welsh that I could answer in Welsh. The Welsh language is beautiful but it just isn't spoken in most areas of Wales.
More promotion
More Welsh taught in local schools and an encouragement for all people who visit Wales to have an enthusiastic appreciation of this beautiful language!
Continue to teach in schools and to promote cultural festivals. the Welsh should be congratulated on the vigour that as a nation they have shown in keeping their language vibrant.
Dual language road signs would create some pointless jobs
Cymru am Byth
Free classes
Not considered.
More Welsh teaching schools in rural areas
If a person who owns a second property in Wales (with a First Home outside Wales) was able to demonstrate that within five years of owning the property they could speak acceptable conversational Welsh, their rateable value would remain the same as a householder with one property in Wales.
More Welsh speaking programmes TV
We have looked at classes locally for Welsh but didn't take any in the end because of the travel restrictions.
TREAT VISITORS THE SAME AS LOCALS... PRACTICE EQUALITY NOT DISCRIMINATION
I do not see second home/holiday home families as necessarily diluting the Welsh culture or the impact of the Welsh language on the community.
Stop forcing it on people- I know that's Welsh government policy- you may find there's a more positive response as will giving people the option to choose the language they receive information in.
The question if a huge premium is nothing to do with the use of Welsh— which I very much support. A total red herring.
education
Have this survey in Welsh as well?

<p>What's this got to do with second home ownership? If the concern is that second home owners are diluting the Welsh language then I think the Council needs to look more closely at Welsh Language use which is increasing significantly. Blaming second home owners for everything is irritating and unjustified.</p> <p>Given the Covid reaction by Wales and this consideration about Council Tax, its becoming clear we're not welcome and I believe this will have a serious effect on our economy.</p>
None, Powys Council is very inclusive. (I am a Welsh speaker)
Provide more subsidised Welsh lessons
Ensure that Welsh language lessons are available for incomers
Build a dyke between England and Wales and the problem is solved. You can then all speak Welsh and stay in your own country.
Encourage those who purchase to speak Welsh. Free classes?
It could be made mandatory to sign up for a Welsh language course when buying a second home in Wales. Evidence of completion of the course would entitle the owner to a refund of extra council tax paid. Suitable free courses are already available online, I believe.
The opportunities from when i was young are fantastic and improving, however more should be done to enable the children of locals to purchase starter homes etc over people coming in (charge them a premium to purchase unless Welsh)
Emphasise the importance of the Welsh language to both Wales and the rest of the United Kingdom. It is one of the oldest languages in the world and it needs to be used on a daily basis all over Wales if it is to survive.
Talk to local people and learn
Continue to teach the language at schools as part of the national curriculum and continue with have key figures in politics who are Welsh speaking. maybe drop dual road signs and have Welsh only!
I was born and brought up in Garth and in my opinion there is far more Welsh spoken at the present time probably due to Welsh medium education in local schools. Continue this education.
There probably needs to be at least a two pronged approach. For the language to be more highly valued, the community in which it is to be used needs to be coherent and feel valued. It would be difficult to imagine this happening in a community that feels coerced and under attack. Consequently, ways of bringing a community to have pride in the area in which it is located would seem to be a reasonable starting point. This would undoubtedly need some kind of community projects and investment to begin with. The other prong, which seems essential for a longer term positive effect, is to invest in making Powys an attractive place in which to study, work and live to the younger generations. Certainly from our perspective, Powys is a stunningly beautiful county but for us, this is now over ridden by the negativity that we sadly feel.
What you and the authorities are doing now is ok.
I would love to learn the Welsh language . And would take classes .
Throughout my time visiting and now living in Wales I hear Welsh language being spoken infrequently. Those I do hear, speak very good English too. None Welsh speakers have a choice to learn the language should they choose
not known
I have suggested that fluency in Welsh is something positive that homeowners may consider especially if they actively participate in learning/improving their language skills should be acknowledged by not increasing the council tax premium for such persons.
Education in schools and after schooling
We have made the effort to learn the basics, the only place to really learn is in school which I know already happens locally, If people want to learn it they can.
I am unsure but we did ensure that our three daughters were all taught through the medium of Welsh.

I do feel that perceived Welsh antagonism against the English is counter productive and does not inspire some English folk to support the Welsh language.
All you can.
You are starting from scratch in this area so close to the English border
You could encourage property owners to learn more about the history of Wales and to support it. When we bought Penyborfa , some regarded us as foreigners and there were cases of second homes being attacked.
Teach it better in schools - it is nothing to do with periodically occupied properties.
Reduce the ridiculous non recyclable glossy literature that is sent out in multiple languages. Simply have an option to select which language is preferred per property.
Better work place training within the council? It is very difficult to use Welsh language speaking services at Powys County Council, the initial greeting is in Welsh but staff are often reluctant/unconfident when conducting conversations in Welsh. Normalise bilingualism, the UK is probably the only country in the world where bilingualism is seen as a negative thing.
Welsh language seems little used in Powys particularly amongst the young. Perhaps they see no end use apart from job protection in the public sector.
Provide more local training centres.
WHAT! Why are you going on about welsh language - I think the Welsh Government needs to get overthemselves - Not every welsh person speaks welsh or has the desire to speak Welsh - I am fed of the racist view the Welsh Gov take to those of us from English speaking areas who want to continue to speak english.
By the way, who was the genius that filled out this form in 15 minutes?
Most of the local community speak Welsh to each other anyway, and we respect and enjoy the fact that they do so.
Driving around Wales - all the signs seem to be in both English and Welsh which is important.
No opinions about this
Use juxta located English and Welsh text to improve the ability of learners.
Stop treating English speakers as second-class.
Some tourist projects where very little Welsh is needed to participate but the staff all use Welsh. Thinking of sailing, horse-riding, canoeing Some Cych Meithrin activities for weekend visitors
no views
Keep the villages safe from detrimental closure of schools, community centres, churches and public amenities.
get ride of second homes
Encourage all to learn how to speak Welsh, even at the basic level, via classes etc for adults and teach Welsh in schools, with some classes conducted in Welsh.
What has this got to do with this survey? However, on a more broader note, it seems to me that the Welsh Language already has an effect, whether positive or not is another matter.
The poorest strategy is to try to enforce one language over the other and the best strategy is develop both via education. If I lived in the county, with children of school age, I would wish them to be educated through Welsh. Conduct a survey and ask what percentage of drivers read road signs in only one language or in either language!
making Welsh learners more welcome than this forum suggests
Make Wales a more hospitable country visitors and tourists will see that the language is alive not a minority activity
Make sure children learn Welsh in school, not all children automatically speak Welsh in their own homes.

See above
Is a more positive effect needed 1.5 miles from Offa's Dyke?
Seems to be well used but help is needed for English speakers to encourage the use of Welsh.
[General point] I am keen to learn Welsh and have begun attempting to do so. Local groups / evening classes etc. always help in this regard. The situation with Welsh appears similar to that encountered when attempting to learn Dutch in the Netherlands: locals speak English perfectly well and are happy to do so, limiting opportunities to get started / practice in the early days of learning.
Dont Know
No one in the village we live in speaks Welsh - at least my husband is learning :-)
Drop the 50% extra charge.
I dont know
I don't think I would change the present arrangements.
Fund local, independent classes, not tied into the university system.
Continue teaching the Welsh language in schools. I know a number of dual language speaking people - Welsh and English. Even Brecon Rugby Football Club home scores are announced over the tannoy in Welsh and English.
It's not relevant to property ownership.
Priorities and celebrate Welsh Culture over the language and in time the language will naturally become more acceptable. Now the Welsh Language is thrust on us like something out of a George Orwell Novel, as I born and bred Welshman I now hate the langue I was taught!
I was not given the option to complete this survey in Welsh.
What impact would my view on this have on the question of raising the Council Tax for periodically occupied homes.
As stated before Powys covers a large area and welsh language is predominantly not used
By providing more facilities for people to learn Welsh locally
Encourage Welsh speaking schools - catch the when they are young and there is more chance of them retaining the language as they enter adulthood. However the problem of fostering the Welsh language relies on the Welsh. The Welsh need a commitment if the language is to flourish.
The use of phonetic spelling on signs would encourage non-native speakers to learn the language and avoid possible offence.
More welsh clubs in schools at break time
This is probably better served by a national initiative across Education, Culture and Tourism ministers to have maximum effect and cost effectiveness
I am surprised that council tax should be used as a tool for improving the welsh language. I do not get the connection.
Increase Welsh language provision!
Understanding the welsh names even just a little brings alive the nature and character of the place. Could this be commnicated and illustrated in some way?
More signs in Welsh. Opportunities for visitors to Llanrhaeadr to learn Welsh during their stay. Online classes for people who want to visit Wales and learn some Welsh before their stay. We have some more common words on display in our cottage.
Arrange for Welsh language classes to be more easily available during the summer months .
When I visit my property I never hear Welsh being spoken. Usually when I have heard Welsh in the past the person is a visitor from another area in Wales. Over the past 30 years people moving to the area have come from England and do not speak Welsh. Speaking Welsh needs to be something that people wish to learn. It should be encouraged and not forced on them. With so many transit people it does not matter where you are in the UK you will here a non native dialect/language.
More robust promotions with easier access

<p>More Mums and Toddlers groups; More emphasis on the importance of safeguarding our Welsh culture and encouraging the use of the Welsh language in our daily lives; To encourage and enable young people to find employment and to settle down locally: find work and to settle down</p>
<p>More Mums and Toddlers groups for Welsh speakers/learners; More encouragement to enable young people to find employment and to settle down to family life locally;</p>
<p>In my opinion there is no bias towards English rather than Welsh in this survey.</p>
<p>more local courses</p>
<p>I am afraid it shows you are in trouble if you have to ask.</p>
<p>What has the Welsh Language to do with a Survey on "Council Tax premium on second homes?"</p>
<p>Make Welsh language teaching more available in Builth/Llangammarch area. The closure of the local tourist office in Builth a few years ago and the reduction of the library service has had a negative influence.</p>
<p>Reduce the Council Premium on periodically occupied properties from 150% to the same 100% as permanent residents IF the 2nd-home owners already speak, or learn to speak Welsh to a certain level.</p>
<p>I hesitate to say 'consider a reduction for Welsh speaking owners/occupants' but perhaps it ought to be considered for Welsh speaking areas in Montgomeryshire and upper Swansea valley.</p>
<p>Welsh is not widely spoken in the Llanidloes area</p>
<p>I have no idea, but anything that supported the use of the Welsh language, I would support. My ancestors are Welsh so please do not discriminate against my desire to be a part of a Welsh community by making it financially more difficult to maintain a modest dwelling there.</p>
<p>I am a great supporter of the Welsh language. Regrettably I never had the opportunity to learn it but hope that it continues to thrive.</p>
<p>Encouraging the active offer in our public services and shops</p>
<p>Regular English-speaking visitors could be encouraged to learn and use the Welsh language through publications and online schemes.</p>
<p>Organise more Welsh/English events/activities at the numerous cultural festival held annually in Powys. Especially in musical events - choirs, church recitals etc. Why not revive the male voice choirs and encourage participation?? In Welsh!!</p>
<p>I think that you are doing all you can probably.</p>
<p>I have encouraged all my grandchildren to speak welsh as do many of my relatives, I love Wales , Don't make people feel alienated just because they can't speak welsh. As a child I remember seeing many abandoned villages in wales and if it hadn't been for second home owners they would never have been restored and bought back to life, sadly the Welsh language had been lost from many areas when these villages had been abandoned. Make learning what is a very difficult language a fun language to learn, as it's not a universal language youngsters don't always feel the need to learn or use the language.</p>
<p>Y cyngor bob hyn a hyn yn cynnal pwyllgorau mewn gwahanol ardaloedd</p>
<p>Gwneud yn siwr fod y mwyafrif o'r staff yn ddwyieithog.</p>
<p>Bod dealltwriaeth ymysg staff cyngor Powys ynglŷn â chyfartaledd statws y Gymraeg efo'r Saesneg. Munud syrthith y geiniog honno, bydd gwell siawns i Bowys ddangos eu bod yn meddwl yn gadarnhaol am yr iaith., a'r plant a'r bobl sydd yn ei byw, ac yn dymuno ei byw.</p>
<p>Cyflogi mwy o siaradwyr Cymraeg yn y cyngor. O ran yr effaith y mae pryniant tai haf yn ei chael ar gymunedau. tai fforddiadwy, y Gymraeg - lobio llywodraeth Cymru i wneud newidiadau deddfwriaethol fyddai'n gwneud gwir wahaniaeth.</p>
<p>Sicrhau fod y Gymraeg yn gwbwl ganolog i'r browses gynllunio.</p>

Appendix B – Summary of research into empty homes and period homes

Study
<p>The Impact of Empty, Second and Holiday Homes on the Sustainability of Rural Communities by York University June 2005 https://www.york.ac.uk/media/chp/documents/2005/SecondHomes.pdf</p>
<p>Impact of empty or irregularly occupied property on rural housing markets – From an economy perspective (pg37) many projects concluded the main issue was not the homes, but loss of young people allied to the lack of appropriate employment suited to their educational attainment or it was a lack of social facilities, such as education and leisure opportunities. Also, that tourism economy had positive and negative impacts.</p> <p>External demand in local housing markets (pg39). Whilst these homes are a factor demand from retirement and commuting is thought to be of more significant concern</p> <p>From an alternative supply of housing (pg. 42) perspective, there is complexity in rural housing markets and other factors that are important in how housing market imbalances manifest themselves in many rural areas. There is little evidence on the impacts of empty or holiday homes on rural housing markets.</p> <p>Impact of empty or irregularly occupied property on community cohesion – There is much less evidence relating to the impact of empty and irregularly occupied properties on community cohesion and the social mix of rural communities (pg. 54).</p> <p>Early studies suggest second home ownership was seen by communities as part of wider process of social change.</p> <p>Attitudes towards second home ownership vary from location to location; areas where tourism and recreation have been more dominant appear to be more tolerant of second home ownership with opposition more related to cultural and community sensitivities.</p> <p>There is evidence of community interaction between second homeowners and residents.</p> <p>More recent studies report concerns that the age profile of rural communities is unbalanced as younger people migrate away and are replaced by older incomers.</p> <p>Demands for housing from commuters, the retired and second homeowners has changed the profile of rural communities.</p> <p>Impact of empty or irregularly occupied property on community viability (pg. 60 onwards)</p>

Second home ownership was seen to make a useful contribute to local economies as part of the tourist industry, but there were differences in the levels of contribution between different localities.

It was difficult to ascertain based on the available evidence whether income from the sale of properties as second home supports local economies.

Spending on renovation and modernisation of second homes has brought new income into local economies; however, these must be seen as one-off spends. Renovations carried out by second homeowners have upgraded the housing stock, although it is debatable whether local resident's benefit.

Through payment of local taxes second homeowners support services for their host communities without creating much additional demand for services.

Second homeowners have been criticised because they do not use local services and therefore reduce their viability. This assumes that properties would be occupied by permanent residents if they were not occupied by second homeowners, and clearly this was not always the case in each study.

For expenditure on local services, very little about current patterns of expenditure by second homeowners on local services.

Early studies suggest that employment related to renovation and building was created by second home ownership, however a more recent study suggests that any additional jobs are limited, low skilled and seasonal.

Impact of empty or irregularly occupied property on the quality of the built environment.

Early studies suggest that second home ownership had a positive impact on the built environment, particularly about conservation, as many properties were renovated. No studies address broader environmental concerns.

Ceredigion Council second homes and holiday lets data Report.

March 2021

<https://council.ceredigion.gov.uk/documents/s1340/Second%20homes%20s.pdf?LLL=0>

Unfortunately, there is no definitive evidence to say at what threshold second homes become a particular problem. This was due to the fact most second homes are located in.

traditional tourism economic dependant areas, which have naturally higher house values given their coastal/rural and desirable locations. The report suggests that it is *known* that these home type cause problems such as.

A lack of housing supply to meet local demand.

Impact on local services, the amenities of residents and the community

A lack of permanent population to maintain and support local community facilities.

Seasonal employment opportunities only

Impact on the local housing market (increasing prices)

Local impact upon Welsh Language rates

However, there was no evidence in the report to confirm this that the holiday lets were the only and actual cause of those issues.

Managing the use of dwellings as holiday homes

Research conducted on behalf of Gwynedd Council and Cardiff Council by the Anglesey and Gwynedd Joint Planning Policy Service

December 2020

<https://democracy.gwynedd.llyw.cymru/documents/s27926/Appendix%202.pdf>

The aim of this research paper was to explore the possible options for controlling / managing the use of a dwelling as a holiday home. The report in relation to Gwynedd only was reviewed.

On the Impact on House Prices and Affordability in Gwynedd (p35)

Low wage rural economies, restrictions on the supply of new housing and external demand for houses are all factors which when combined raise house prices and disadvantage many local people in rural housing markets. There was evidence to suggest homes in expected holiday homes areas were at much higher prices than the rest of the County. However, those homes are in places that would command a higher price anyway due to being in a desirable position anyway regardless of who owned the property.

On the impact on Rural services (pg. 40)

The report stated the following – “One of the main impacts that purchasing a property has as a second home or as a holiday let is simply that these properties are no longer available to be used by permanent residents. Where there are large numbers of holiday homes it may mean fewer families in the village year-round to use services like schools, buses and post offices and their viability may be threatened by low usage. Businesses providing a service for local people may be replaced by businesses aimed at the non-resident/tourist population and, along with homes that stand empty much of the year, can undermine the sustainability of the community.”

No evidence was presented to substantiate this though reference was made to the National Parks intention to limit holiday let numbers to 20% to prevent impact on the local community. Following this link through referred to evidence found in the Impact of Empty, Second and Holiday

Homes on the Sustainability of Rural Communities by

York University, which has already been analysed for the purpose of this report and that one concluded that this is one cause amongst many other wider drivers or issues.

Also, the National Parks link evidenced a Joseph Rowntree Foundation report in May 2006 on Homes for Rural Communities. Quoting this it said “rural communities face a combination of housing pressures, from those buying second homes, retiring from high priced urban areas, or commuting to well paid jobs nearby, yet local incomes are relatively low. Rural areas have seen higher rates of right to buy which has reduced the social stock and lower proportions of new affordable housing in market developments.” This is suggestive again that there are a broader set of drivers of which this is one.

On ageing population (pg. 44)

The report picture showed a generally increasing affluence in the older population with more people wanting to move to the countryside. Therefore, as a result this helps to increase the demand on property so that it is then greater than the supply, so it pushes house prices beyond the reach of many. Also, it stated that older people from more affluent areas will have more disposable income to spend on a property, either as a full-time home or a second home with plans to move into permanently after retiring. This has resulted in outward migration of young people and a net inward of migration of older people.

On the visitor economy (pg. 48)

It stated that the tourism industry provides jobs, services and facilities that are essential to the sustainability of local communities and residents of Gwynedd. It noted the important of Holiday Lets that are used throughout the year and how that can help the rural economy by providing important local income, especially where holiday lets are owned locally.

Second homes: Developing new policies in Wales.**Swansea University for Welsh Government 2021**

<https://gov.wales/sites/default/files/publications/2021-03/second-homes-developing-new-policies-in-wales.pdf>

This report was initiated to scrutinise policy on second homes in Wales and Cornwall. The original aim was to prepare a brief report focussing on the comparison between public policy solutions based on taxation policy (Wales) and planning policy (Cornwall). The research was expanded to scrutinise some wider issues regarding second homes and to make policy recommendations.

The report considers that the issue of second homes is very uneven (pg. 7) and is regional or local and therefore supported best by encouraging the development of regional and local policy solutions.

It reviews the impact of second homes on the sustainability of communities (pg. 15). It states that much current discourse surrounding second homes and their impact is anecdotal and not based on detailed research.

It reviews the assumption that the homes cause higher house prices and observes that second homes are very often located in attractive and beautiful communities where house prices are high. So, in those areas it is bound to be the case to some extent, as second homes limit housing stock availability, but it is impossible to say that second homes are primarily responsible for house price inflation.

Also, it reviews the assumption that is often made that restricting the number of second homes in particular communities would allow more local people to reside there. If there were fewer second homes, it is claimed that house prices would fall and, as a result, more local people would be able to afford to buy houses in these communities. It is fair to assume that there is an element of truth in this, as any reduction in prices makes houses more affordable. However, migration in for other reasons will be a major factor as well.

The report goes onto argue for policy control of the number of second homes (pg. 22), and it recommends that all Council's in Wales use the premium to 100% for second homes (pg. 32). However, there is no reasoning given other than it is available to the Council's to use and therefore they should use it. This also does not take account of its own previous comments on the actual full causes being known.

Later the report argues that taxation should be done with policy change in Business Rates legislation (pg. 34) and a local levy on Land Tax (pg. 39)

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T&CC	Total Dwellings	Periodic Occupation	% of base	Long Term Empty Properties	% of base	Total Empty & Periodic	Total % of Base
Llanwrthwl	103	15	15%	3	3%	18	17%
Llangynog	192	21	11%	10	5%	31	16%
Erwood	228	26	11%	4	2%	30	13%
Llangunllo	184	11	6%	8	4%	19	10%
Aberedw	128	10	8%	3	2%	13	10%
Glantwymyn	652	41	6%	25	4%	66	10%
Llanwddyn	121	7	6%	5	4%	12	10%
LLanigon	238	17	7%	6	3%	23	10%
Talybont-on-Usk	349	25	7%	7	2%	32	9%
Painscastle	251	15	6%	6	2%	21	8%
Cray	110	7	6%	2	2%	9	8%
Abbey Cwmhir	113	5	4%	4	4%	9	8%
Llanbadarn Fynydd	141	5	4%	6	4%	11	8%
Llanfihangel	235	12	5%	6	3%	18	8%
Glascwm	259	14	5%	5	2%	19	7%
Cadfarch	441	21	5%	11	2%	32	7%
Treflys	238	14	6%	3	1%	17	7%
Llanfihangel Rhydithon	113	4	4%	4	4%	8	7%
Merthyr Cynog	117	5	4%	3	3%	8	7%
Llanerfyl	192	11	6%	2	1%	13	7%
Cwmdu and District	488	28	6%	5	1%	33	7%
Dwyriw	253	10	4%	6	2%	16	6%
Llangammarch	272	8	3%	9	3%	17	6%
Llanrhaeadr ym Mochnant	568	28	5%	7	1%	35	6%
Duhonw	131	6	5%	2	2%	8	6%
Llanbrynmair	475	21	4%	8	2%	29	6%
Mochdre with Penstrowed	231	5	2%	9	4%	14	6%
St Harmon	286	9	3%	8	3%	17	6%

New Radnor	223	9	4%	4	2%	13	6%
Trallong	172	7	4%	3	2%	10	6%
Manafon	155	4	3%	5	3%	9	6%
Vale of Grwyney	399	16	4%	7	2%	23	6%
Llanafanfawr	209	10	5%	2	1%	12	6%
Llanidloes Without	284	8	3%	8	3%	16	6%
Glasbury	499	24	5%	4	1%	28	6%
Llanbister	183	7	4%	3	2%	10	5%
Llangynidr	493	18	4%	8	2%	26	5%
Llangurig	368	12	3%	7	2%	19	5%
Banwy	310	10	3%	6	2%	16	5%
Old Radnor	371	10	3%	9	2%	19	5%
Trefeglwys	441	17	4%	5	1%	22	5%
Llandewi Ystradenny	141	6	4%	1	1%	7	5%
Ystradfellte	265	9	3%	4	2%	13	5%
Llanwrtyd Wells	434	13	3%	8	2%	21	5%
Hay-on-Wye	1,005	39	4%	9	1%	48	5%
Beguildy	357	14	4%	3	1%	17	5%
Llanelwedd	211	8	4%	2	1%	10	5%
Glyn Tarrell	276	10	4%	3	1%	13	5%
Nantmel	320	11	3%	4	1%	15	5%
Llywel	258	6	2%	6	2%	12	5%
Carno	369	10	3%	7	2%	17	5%
Rhayader	1,109	29	3%	22	2%	51	5%
Llangorse	504	18	4%	5	1%	23	5%
LLandinam	417	10	2%	9	2%	19	5%
Llangattock	483	16	3%	6	1%	22	5%
Penybont	201	4	2%	5	2%	9	4%
Llanfrynach	293	9	3%	4	1%	13	4%
Crickhowell	1,064	35	3%	12	1%	47	4%
Yscir	205	7	3%	2	1%	9	4%

Llanfechain	253	6	2%	5	2%	11	4%
Llansilin	302	6	2%	7	2%	13	4%
Honddu Isaf	188	6	3%	2	1%	8	4%
Maescar	498	18	4%	3	1%	21	4%
Llanfyllin	772	20	3%	12	2%	32	4%
Gwernyfed	460	10	2%	8	2%	18	4%
Pen-y-Bont Fawr	236	4	2%	5	2%	9	4%
Felinfach	316	7	2%	5	2%	12	4%
Talgarth	803	16	2%	14	2%	30	4%
Llangyniew	268	7	3%	3	1%	10	4%
Clyro	377	11	3%	3	1%	14	4%
Meifod	611	17	3%	5	1%	22	4%
Llanfair Caereinion	789	14	2%	13	2%	27	3%
Whitton	180	4	2%	2	1%	6	3%
Llansantffraid	692	17	2%	6	1%	23	3%
Betws Cedewain	215	5	2%	2	1%	7	3%
Llangedwyn	186	5	3%	1	1%	6	3%
Knighton	1,500	23	2%	23	2%	46	3%
Caersws	754	12	2%	11	1%	23	3%
Gladestry	200	5	3%	1	1%	6	3%
Aberhafesp	207	2	1%	4	2%	6	3%
Montgomery	693	10	1%	10	1%	20	3%
Cilmery	216	5	2%	1	0%	6	3%
Llanbadarn Fawr	332	5	2%	4	1%	9	3%
Llanidloes	1,533	16	1%	25	2%	41	3%
Llanddew	113	2	2%	1	1%	3	3%
Ystradgynlais	3,997	34	1%	72	2%	106	3%
Berriew	643	10	2%	7	1%	17	3%
Presteigne	1,382	15	1%	19	1%	34	2%
Brecon	4,026	54	1%	43	1%	97	2%
Kerry	930	9	1%	13	1%	22	2%

Bausley with Criggion	311	4	1%	3	1%	7	2%
Machynlleth	1,111	13	1%	11	1%	24	2%
Llandrindod Wells	3,011	23	1%	41	1%	64	2%
Castle Caereinion	285	3	1%	3	1%	6	2%
Tawe Uchaf	718	7	1%	8	1%	15	2%
Forden	724	3	0%	12	2%	15	2%
Llanyre	581	6	1%	5	1%	11	2%
Tregynon	372	4	1%	3	1%	7	2%
Abermule with Llandyssil	692	6	1%	7	1%	13	2%
Guilsfield	798	4	1%	10	1%	14	2%
Churchstoke	764	6	1%	7	1%	13	2%
Carreghofa	323	2	1%	3	1%	5	2%
Builth Wells	1,231	6	0%	12	1%	18	1%
Welshpool	3,270	14	0%	29	1%	43	1%
Bronllys	463	4	1%	2	0%	6	1%
Disserth & Trecoed	663	2	0%	6	1%	8	1%
Llandrinio and Arddleen	620	3	0%	4	1%	7	1%
Newtown & Llanllwchaian	5,454	16	0%	40	1%	56	1%
Trewern	589	2	0%	4	1%	6	1%
Llandysilio	531	1	0%	2	0%	3	1%